

DIVISION OF WILDLIFE RESOURCE
WHITEROCKS FISH HATCHERY
TWO NEW HOUSES

WHITEROCKS, UTAH
DFCM PROJECT NO. 08206520



State of Utah— Department of Administrative Services

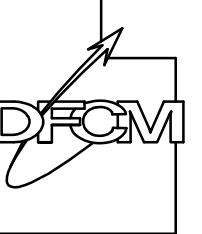
**DIVISION OF FACILITIES CONSTRUCTION
AND MANAGEMENT**

4110 State Office Building / Salt Lake City, Utah 84114 / 538-3018

July 22nd, 2008

State of Utah

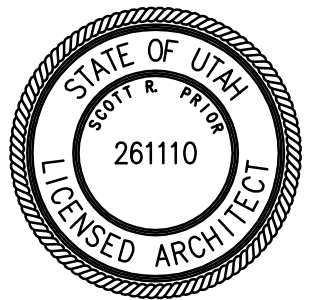
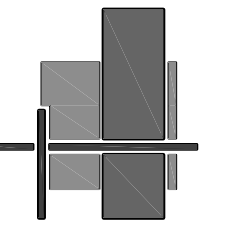
Department of Administrative Services

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architecture planning design

CONSULTANT: xyz engineering

PROJECT TITLE:

UTAH DIVISION OF
WILDLIFE RESOURCES

WHITEROCKS STATE
FISH HATCHERY

GUNNISON
UTAH

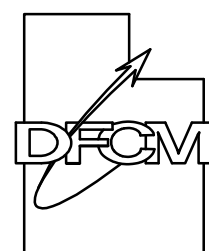
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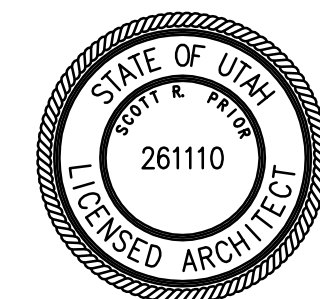
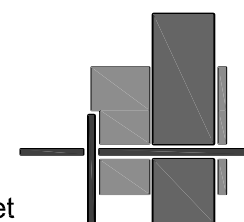
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architecture

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ABBREVIATIONS

Reference to materials or methods have been made on the drawings in accordance with the following abbreviations:

#	NUMBER	GWB.	GYPSUM WALL BOARD
.	FEET	GYP. BD.	GYPSUM WALL BOARD
"	INCHES	HC.	HANDICAPPED
&	AND	HDW.	HARDWARE
Ø	DIAMETER	H.M.	HOLLOW METAL
Ø	ADJUSTABLE	HORIZ.	HORIZONTAL
AFF	ABOVE FINISH FLOOR	HR.	HOUR
ALUM	ALUMINUM	HT.	HEIGHT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING/VENTILATION/ AIR CONDITIONING
ATS	AUTOMATIC TRANSFER SWITCH	HYD	HYDRANT
BD	BOARD	I.D.	INSIDE DIAMETER
BITUM.	BITUMINOUS	INFO	INFORMATION
BLDG	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV.	LAVATORY
B.O.	BOTTOM OF BEARING	LT.	LIGHT
BRG.	BETWEEN	MATL.	MATERIAL
BTWN.	BETWEEN	MAX.	MAXIMUM
CER.	CERAMIC	MECH.	MECHANICAL
CJ	CONSTRUCTION JOINT	MFR.	MANUFACTURER
CLG.	CEILING	MIN.	MINIMUM
CLR.	CLEAR	MISC.	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	NIC	NOT IN CONTRACT
CONT.	CONTINUOUS	NO.	NUMBER
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE
COORD.	COORDINATE	O.C.	ON CENTER
CTJ	CONTRACTION JOINT	O.D.	OUTSIDE DIAMETER
DBL.	DOUBLE	O.H.	OVERHEAD
DPW	DIRECTOR OF PUBLIC WORKS	OPP.	OPPOSITE
DIA.	DIAMETER	PART.	PARTITION
DPG	DUGWAY PROVING GROUND	PERP.	PERPENDICULAR
DTL.	DETAIL	PL.	PLATE
DWGS.	DRAWINGS	PNTD.	PAINTED
E.A.	EACH	PSI	POUNDS PER SQUARE INCH
EJ	EXPANSION JOINT	R.D.	ROOF DRAIN
ELEV.	ELEVATION	RAD.	RADIUS
EQ.	EQUAL	REINF.	REINFORCED
E.S.	EACH SIDE	REQ'D	REQUIRED
EXIST.	EXISTING	RET.	RETURN
EXPAN.	EXPANSION	REV.	REVERSED
EXT.	EXTERIOR	R.M.	ROOM
E.W.C.	ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE
FDN.	FOUNDATION	SHR.	SHOWER
F.E.	FIRE EXTINGUISHER	SHT.	SHEET
F.E.C.	FIRE EXTINGUISHER CABINET	SM.	SIMILAR
F.F.	FINISH FLOOR	SPEC.	SPECIFICATION
FIN.	FINISH	STD.	STANDARD
FLR.	FLOOR	STR.	STRUCTURAL
F.L.	FLOW LINE	SUSP.	SUSPENDED
FTG.	FOOTING	THRU	THROUGH
GA.	GAGE	T.O.	TOP OF
GALV.	GALVANIZED	T.O.A.	TOP OF ASPHALT
GF=CI	GOVERNMENT FURNISHED CONTRACTOR INSTALLED	T.O.C.	TOP OF CURB
GF=GI	GOVERNMENT FURNISHED GOVERNMENT INSTALLED	T.O.F.	TOP OF FOOTING
G.I.	GALVANIZED STEEL	T.O.S.	TOP OF SLAB OR SIDEWALK
GND.	GROUND	T.O.W.	TOP OF WALL
GOVT.	GOVERNMENT	TYP.	TYPICAL
		VERT.	VERTICAL
		VEST.	VESTIBULE
		W/	WITH
		WD	WOOD

DESIGN TEAM

ARCHITECT

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LIST OF DRAWINGS

GENERAL

A-GI000	COVER SHEET
A-GI001	ARCHITECTURAL ABBREVIATIONS, VICINITY MAP AND CODE ANALYSIS
A-GI002	GENERAL SPECIFICATION INFORMATION

ARCHITECTURAL

A-SP100	OVERALL ARCHITECTURAL SITE PLAN
A-DP100	ARCHITECTURAL DEMOLITION PLAN
A-SP101	ARCHITECTURAL SITE PLAN
A-SP102	LANDSCAPING INFORMATION AND GENERAL DETAILS
A-FP100	ADA HOUSE ARCHITECTURAL FLOOR PLAN (MAIN LEVEL)
A-FP101	NON-ADA HOUSE ARCHITECTURAL FLOOR PLAN (MAIN LEVEL)
A-FP102	ADA HOUSE ARCHITECTURAL FLOOR PLAN (BASEMENT LEVEL)
A-FP103	NON-ADA HOUSE ARCHITECTURAL FLOOR PLAN (BASEMENT LEVEL)
A-FP104	ROOF PLAN AND DETAILS
A-EL200	ARCHITECTURAL ELEVATIONS
A-BS300	HOUSE SECTIONS AND TYPICAL WALL SECTIONS
A-DT500	WINDOW AND FINISH SCHEDULES, MISC. DOOR, WINDOW AND STUCCO DETAILS
A-IE600	INTERIOR ELEVATIONS AND STAIR SECTIONS

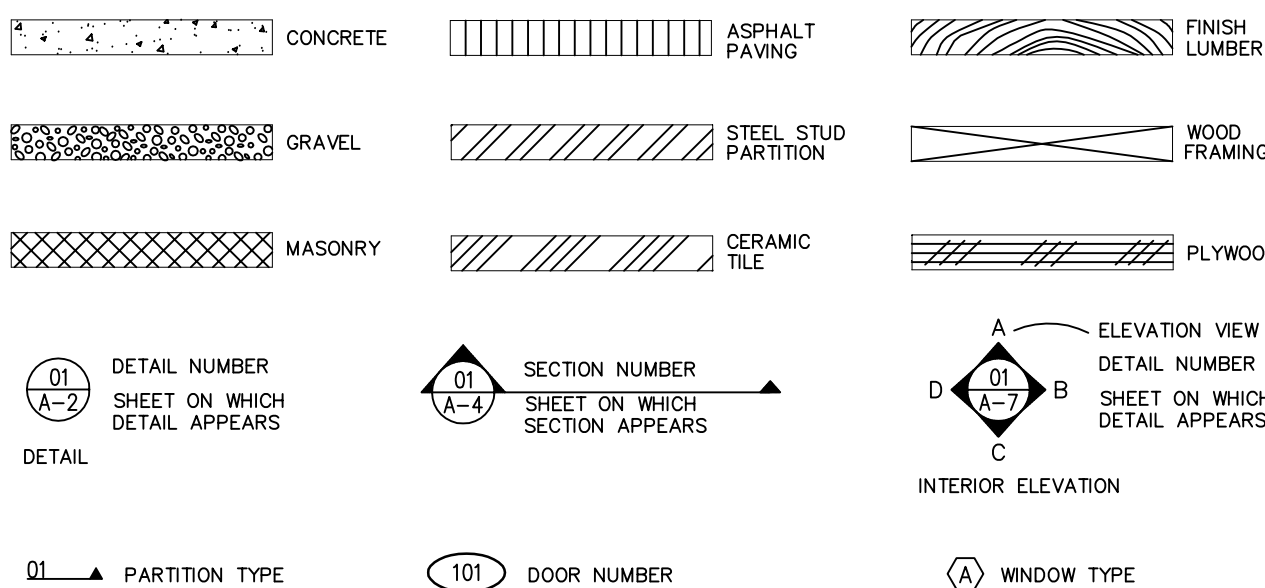
STRUCTURAL

S-GN100	STRUCTURAL GENERAL NOTES
S-FP100	STRUCTURAL FOOTING AND FOUNDATION PLANS AND DETAILS
S-FP200	STRUCTURAL FRAMING PLANS

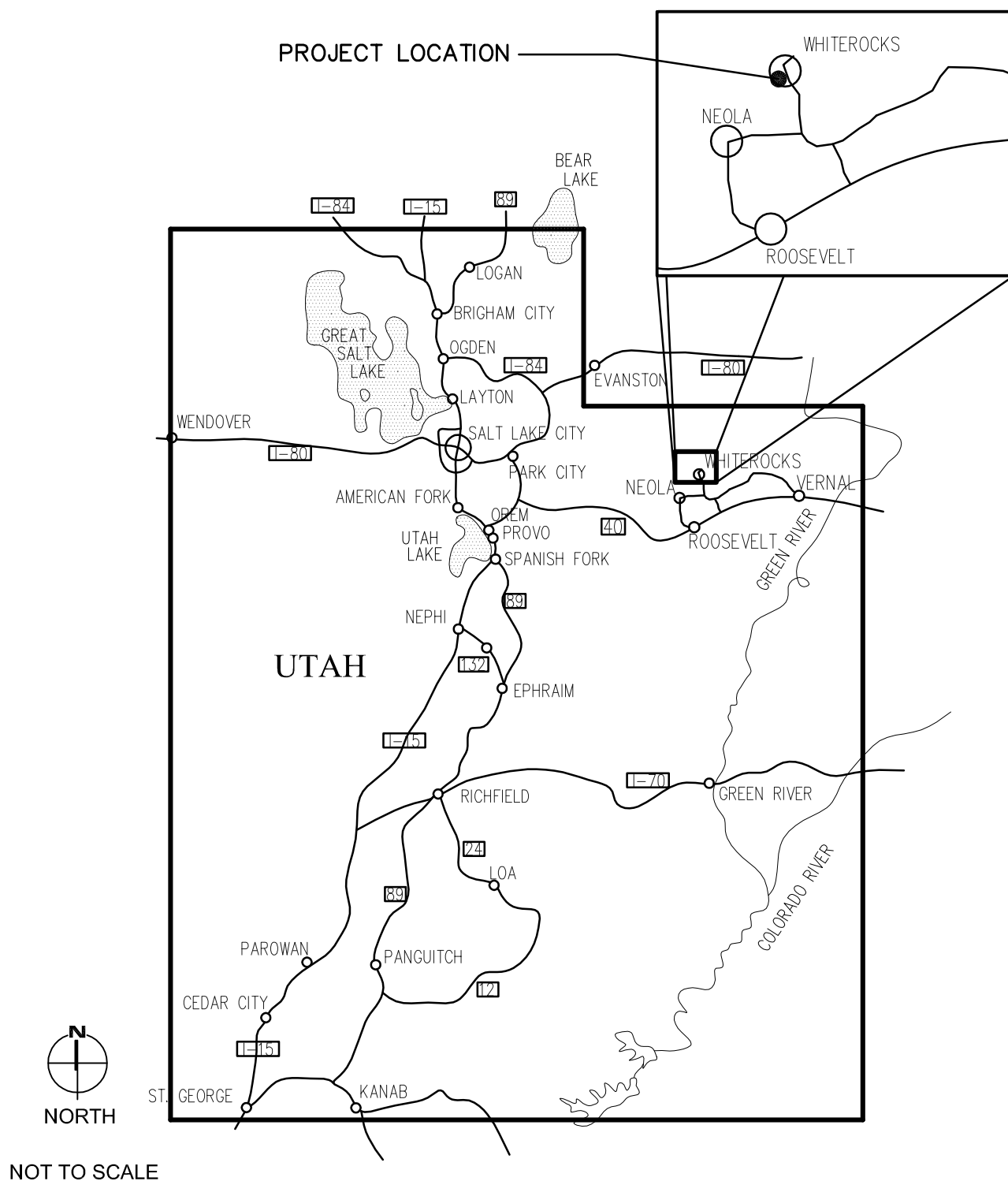
ELECTRICAL

A-EP100	ELECTRICAL LIGHTING AND POWER FLOOR PLAN (MAIN LEVEL)
A-EP101	ELECTRICAL LIGHTING AND POWER FLOOR PLAN (BASEMENT LEVEL)

GRAPHIC KEY



VICINITY MAP



DFCM DESIGN AND CODE CRITERIA

APPLICABLE CODES			
Year		Year	
International Building Code	2006	National Electrical Code	2005
International Mechanical Code	2006	Uniform Code for	
International Plumbing Code	2006	Building Conservation	2006
International Fire Code	2006	ADA Accessibility	
International Energy		Guidelines	2006
Conservation Code	2006		

- A. Occupancy and Group: R-3
- Change in Use: Yes NO Mixed Occupancy: Yes NO No NO
- Special Use and Occupancy (e.g. High Rise, Covered Mall): NO
- B. Seismic Design Category: III Design Wind Speed: 90 mph
- C. Type of Construction (circle one):
I II III IV V
A B A B HT A B
- D. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):
North: N/A South: N/A East: N/A West: N/A
- E. Mixed Occupancies: NO Nonseparated Uses: _____
- F. Sprinklers:
Required: NO Provided: NO Type of Sprinkler System: NO
- G. Number of Stories: 2 Building Height: 19'-6"
- H. Actual Area Per Level (square feet): 1866 sq. ft. Main Level 1331 sq. ft. Basement Level
- I. Actual Area Of New Addition: N/A
- J. Total Area Of Remodel and Addition: N/A
- K. Area Modifications:
$$A_s = A_1 + \left[\frac{A_1 I_1}{100} \right] + \left[\frac{A_1 I_2}{100} \right] \quad I_1 = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$$

b) Sum of the Ratio Calculations for Mixed Occupancies:
$$\frac{\text{Actual Area}}{\text{Allowable Area}} \leq 1$$

c) Total Allowable Area for:
1) One Story: —
2) Two Story: $A_s(2)$ —
3) Three Story: $A_s(3)$ —
d) Unlimited Area Building: Yes X No — Code Section: N/A

Element	Hours	Assembly Listing	Element	Hours	Assembly Listing
Exterior Bearing Walls	0	—	Floors - Ceiling Floors	0	—
Interior Bearing Walls	0	—	Roofs - Ceiling Roofs	0	—
Exterior Non-Bearing Walls	0	—	Exterior Doors and Windows	0	—
Structural Frame	0	—	Shaft Enclosures	N/A	—
Partitions - Permanent	0	—	Fire Walls	0	—
Fire Barriers	0	—	Fire Partitions	0	—
			Smoke Partitions	0	—

- L. Design Occupant Load: _____
Exit Width Required: 32" Exit Width Provided: 36"
- M. Minimum Number of Required Plumbing Facilities:
a) Water Closets - Required (m) N/A (f) N/A Provided (m) N/A (f) N/A
b) Lavatories - Required (m) N/A (f) N/A Provided (m) N/A (f) N/A
c) Bath Tubs or Showers: N/A
d) Drinking Fountains: N/A Service Sinks: N/A

FOOTNOTES:

- In case of conflict with the U.S. Department of Justice Federal Registers Parts I through X - ADA Guidelines and specific reference to the International Building Code Accessibility Chapters, the more restrictive requirement shall govern.
- Additional Code Information shall be provided at the discretion of the Building Official for Complex Buildings. Including, but not limited to:
 - High Rise Requirements.
 - Atriums.
 - Performance Based Criteria.
 - Means or Egress Analysis.
 - Fire Assembly Locator Sheet.
 - Exterior and Interior Accessibility Route.
 - Fire Stopping, Including Tested Design Number.

PROJECT TITLE:

UTAH DIVISION OF
WILDLIFE RESOURCES

WHITEROCKS STATE
FISH HATCHERY

GUNNISON
UTAH

MARK DATE DESCRIPTION

ISSUE TYPE: CONSTRUCTION DOCUMENTS

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SHEET TITLE

GENERAL
INFORMATION

SHEET NUMBER

A-GI001

1. GENERAL NOTES

1. Dimensions shown are from outside of exterior frame walls.
2. Exterior house walls are 2X6 studs @ 16" o.c. Interior partitions are 2"x4" studs @ 16" o.c. All garage walls are 2X6 studs @ 16" o.c.
3. Install 6 mil. vapor barrier @ exterior walls, ceilings, and under slabs.
4. Door from house to garage shall be solid core, self-closing with 1 hour fire rating (min).
5. All openings to have 2-2x12 headers unless otherwise specified. Rough opening height should be approximately 6'-10 1/2".
6. Stub gas line from fireplace to outside chimney and cap 1/2" steel pipe on both ends.
7. Appliances to be included:
Kitchen Range w/Oven: Electric
Dishwasher: Electric
Kitchen Sink Disposal: Electric
Refrigerator: High Efficiency Electric
Water Heater: High Efficiency Gas (Natural Gas)
Furnace: High Efficiency Gas (Natural Gas)
Clothes Washer: Electric
Clothes Dryer: Natural Gas
8. All trim, including base trim, shall be wood. Contractor shall submit samples to Owner and receive approval prior to installation.
9. Ice and water shield shall be a 40-mil thick, self adhering membrane and shall be by Grace Vycor or equal.

2. METAL ROOF SYSTEM (GENERAL)

- A. Available Manufacturers: Match standing seam roof material used in hatchery buildings.
1. SHEET MATERIAL
- A. Metal roofing, fascia, and metal soffits shall be hot-dipped galvanized steel with baked-on finish conforming to ASTM A-446, G-90, minimum 22-gage.
- B. Sheet metal trim and accessories shall be the same material, finish and color as the metal roofing. Metal roof will be same finish and color as other hatchery buildings.
2. ACCESSORY MATERIALS
- A. Fasteners shall be galvanized steel or stainless steel with soft neoprene washers.
- B. Underlayment material shall be No. 30 asphalt saturated roofing felt conforming to ASTM C266.
- C. Protective backing paint for dissimilar materials shall be zinc chromate alkyd.
- D. Sealants shall be factory applied in longitudinal female ribs. Other sealants shall be as specified in Section 07920, "Sealant and Caulking", and shall be used as recommended by the metal roofing manufacturer for the job conditions and warranty requirements and when approved by the ENGINEER.
- E. Gaskets, joint fillers, and separation strips shall be as recommended by the roofing system manufacturer.
- F. Vapor retarder membrane shall be an 8 mils thick woven polyolefin sheeting. The membrane shall be a high density material in black color. The acceptable manufacturer shall be Sto-Cote Products, "Scrimweave", Richmond, IL, or approved equal.
- G. Sealing tapes for the vapor/air retarder shall be 4-inches wide and as recommended by the vapor retarder membrane manufacturer.
3. METAL FINISH
- A. All metal roofing system components shall be coated either before or after forming and fabrication, as required by coating process and as required for maximum coating performance capability. The coating shall be promptly protected after application and curing, by application of stripable film or removable adhesive cover, and retained until installation has been completed.
- B. All exposed-to-view metal roofing system components such as, but not limited to, metal roofing, trim, enclosure batts, flashings and covers, shall be hot-dipped galvanized steel provided with a fluoropolymer coating full-strength 70 percent "Kynar 500" coating, baked-on finish. The finish coating shall be guaranteed for 20 years.
- C. All non-visible metal roofing system components, supports, clips, anchors and fasteners shall be hot-dipped galvanized sheet metal galvanized steel or stainless steel.
4. FABRICATION AND DESIGN
- A. The metal roofing system shall be a complete continuously crimped standing seam roofing system with all components necessary to provide a watertight roofing system. It shall be designed for 90 mph wind loads, and loads required by the UBC. It shall be designed to facilitate the thermal expansion and construction needs for the maximum and minimum temperatures of the region (site location). The roofing sheets shall be not less than 22-gage galvanized steel with minimum 2-inches high and 3-inches high continuously crimped standing seams spaced at not more than 18-inches on center.
- B. The metal roofing system shall have a FM 190 rating.
- C. The UBC requirements for wind is 95 mph Exposure "C" mph winds.
- D. Roof edges 63 psf / corners 95 psf. uplift.
- E. The metal roofing system shall include all connecting flashings, trim, enclosures, cleats, starter strips, end enclosure batts, and other sheet metal fabricated items. They shall be fabricated from the same material as the roofing system and be provided with interlockable joints and details.
- F. The metal roofing system components shall be formed in full lengths with no end laps.
- G. All exposed edges shall be provided on the underside with 1/2-inch hammered edge. Corners shall be mitered and seamed.
- H. Concealed metal surfaces shall be provided with protective backing painting.
- I. System components shall be provided with permanent separation materials on concealed surfaces where panels or other components would otherwise be in direct contact with substrate materials which are noncompatible or could result in corrosion or deterioration of either material or finish.
- J. Panel joints shall be fabricated with captive gaskets or separator strips, which provide a tight seal and prevent metal-to-metal contact in a manner which will minimize noise from movement within the system.

2. METAL ROOF SYSTEM (CONT.)

- K. The metal roofing system panels shall be fabricated to control condensation, including vapor inclusion of seals and provisions for breathing, venting, weeping and draining.
- L. The metal roofing system shall include all supporting systems necessary to support it from the structural deck or framing system and above the ridge board insulation system. This includes 16 ga. galvanized steel "z" sub purlins, spaced 48" o.c. between the roof deck and the metal roof systems.
- M. The metal roofing system shall include an underlayment system of not less than one layer of underlayment material.
- N. The metal soffits and horizontal side wall panels shall be not less than 22 gage galvanized steel with standing and flat locked seams at not more than 18" O.C. The soffit and wall system shall be provided with a fluoropolymer coating to match the roofing panels.
5. INSPECTION
- A. The roofing deck shall be inspected to make sure that it is clean, smooth, free of depressions, waves, or projection, is properly sloped to drain and is acceptable to receive the roofing system. The Contractor and/or his installer shall notify the Engineer or any unsatisfactory deck conditions. No work shall proceed until the subsupports, decking system is accepted.
- B. Roof openings, pipes, sleeves, or vents through the roof shall be solidly set, cant strips and reglets in place, and nailing strips located.
- C. The deck shall be dry and free of moisture.
6. INSTALLATION (GENERAL)
- A. The metal roofing, wall and soffit system shall be installed by an applicator and fabricator approved by the roofing system manufacturer who is familiar with the roofing system (working experience). The CONTRACTOR shall provide a letter signed by the roofing system manufacturer that the installer is an approved applicator and fabricator of his roofing system.
- B. The metal roofing system shall be installed in accordance with the fabricator's and roofing system manufacturer's instruction and recommendations for installation, as applicable to job conditions and supporting substrates.
- C. The panels and other components of the system shall be securely anchored and placed with concealed fasteners and shall be provided with provisions for thermal/structural movement. 16 ga. galvanized "z" sub purlins shall be screw applied at the top ribs of the steel deck in a chalked line. The vapor/air retarder membrane shall be placed between the "Z" and steel deck. Soffit panels shall be attached to the plywood backing with concealed fasteners.
- D. Shim and align panel units within installed tolerances of 1/4" IN 20-feet 0-inches on level/plumb/slope and location/line as indicated, and within 1/8" offset of adjoining faces and of alignment of matching profiles.
- E. Joint sealers such as, but not limited to, gaskets, joint fillers and sealants, shall be furnished and installed where indicated, necessary or where required for weatherproofing of the system.
7. INSTALLATION
- A. The roofing installer shall inspect the plywood deck substrate to ensure that the deck is free of any protrusions, sharp edges, or debris. Any unsatisfactory conditions shall be corrected prior to installation of the roofing system.
- B. The "Z" purlins shall be placed on the plywood deck at 48-inches on center and fastened with approved gasketed fasteners.
- C. The roofing system shall be installed in accordance with the approved shop drawings and the MANUFACTURER'S recommendations.
- D. All attachments shall allow for thermal expansion and contraction of the roofing panels.
- E. A single layer felt underlayment system shall be provided under the metal roofing and over the support system. The felts shall be provided with not less than 2-inch edge laps and 4-inch side laps.
- F. The panels shall be installed over the underlayment in one continuous length from ridge to eave.
- G. Handcrimp the battens at each other clip or mechanically seam prior to allowing foot traffic on the panels.
- H. Seal the top and bottom of the metal closure with Butyl Tape (1/8" x 1/8") caulking, or equal.
- I. Seam panels and battens together with electric powered seaming machine supplied by the MANUFACTURER.
- J. Dissimilar materials shall be back painted with protective coating.
8. CLEANING AND PROTECTION
- A. Panels and other components of the work which have been damaged or have deteriorated beyond successful repair by means of finish touch-ups or similar minor repair procedures, shall be removed and replaced at no cost to the STATE OF UTAH.
- B. Temporary protective coverings and strippable films shall be removed from the materials during installation. Upon completion of the work, the roofing system shall be cleaned as recommended by the roofing manufacturer and shall be maintained in a clean condition until acceptance of the job by the STATE OF UTAH.

3. UTILITY HOOKUPS

1. The housing contractor shall connect to power, water, sewer, gas and telephone in yard.
2. Factory built fireplaces and chimneys shall comply with Section 3102.5 of the UBC and shall be installed per manufacturer's recommendations.
3. The largest tread or riser within any flight of stairs shall not exceed the smallest tread or riser by more than 3/8 inch.
4. All flatwork, driveways, walkways, or landings shall be 3000 psi concrete.
5. HVAC and plumbing shall be design build.
6. House forced air furnace heating system to be propane

WINDOW & DOOR REQUIREMENTS

- A. All windows are noted by window schedule in plan and elevation.
- B. Bedrooms, sleeping and basement areas must have at least one window with a sill height of no more than 44" above the floor which will meet local code egress requirement.
- C. All windows, patio doors, and doors with glass shall be double glazed, insulated units with wood or insulated vinyl coated aluminum frame and sash.
- D. Exterior doors are to be foam-core insulated steel doors unless otherwise noted.
- E. All doors between garage and living areas shall be one hour fire rated assemblies with 1-3/4" solid wood core (or code approved equivalents) with self closing mechanism.
- F. All windows shall be slide opening.

FLASHING

- Install flashing and counter-flashing of 24-gauge galvanized metal or aluminum
- This includes all intersections of the roof with vertical walls, chimneys, and dormers, and as otherwise shown on the drawings. Flashing must also be installed above windows and doors, and at all horizontal joints in sheet siding, wherever dissimilar building materials join or intersect at the roof of the structure.

GUTTERS

- All gutters shall be made of aluminum or as otherwise shown on drawings. Gutters should be secured a minimum of every 18" with approved fasteners that will meet snow loading in the area. Where gutters will not meet requirements, Builder is to notify owner architect.

MISCELLANEOUS

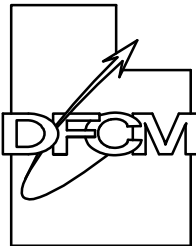
- A. Plumbing diagrams or drawings shall be provided by the Plumbing contractor. Heating/Cooling duct diagrams or drawings and loaded sizing calculations shall be provided by the Heating Ventilation and Air Conditioning Contractor prior to initiating construction.
- B. Heat loss or energy use calculations shall be provided by the heating/cooling contractor or other professional as required by regulations prior to initiating construction.
- C. All fireplaces will be U.L. approved zero-clearance fireplaces with triple-wall metal flue, U.L. approved spark arrestor chimney cap with galvanized rain cap. All fireplace openings shall be provided with tempered glass doors. Provide outside combustion air for fireplaces, wood stove, and natural gas heating appliances (U.B.C. 3707 (1)).
- D. Smoke detectors shall be connected to house power (with battery back-up) if required by local code and all smoke detectors shall be interconnected. Smoke detectors shall be included and installed to state and local codes.
- E. Tub and tub/shower enclosures are to have 5/8" water resistant gypsum board and a hard, moisture resistant surface to ceiling, or as shown.
- F. All exhaust fans, range hoods, and dryers shall vent to the outside through sheet metal ducts. Caulk around all penetrations through exterior envelope.
- G. Provide 5/8" type "X" fire rated, gypsum board between garage and living areas including garage ceilings and under all stairs where storage space is available.
- H. Contractor is responsible for site location of all foundation and slab penetrations (i.e. sewer, water, underground power conduit stub-up). As required by local code.
- I. Stair treads with 3 or more risers must have code compliant handrail.
- K. A vapor-permeable air infiltration barrier is to be installed between the wall sheathing and siding. Tyvek or 15 lb. asphalt impregnated building paper
- L. Prior to starting construction, the user of these plans must verify the availability of all manufactured products suggested or specified, herein.
- M. All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, etc., in accordance with the manufacturer's representatives in writing.
- N. Structure is designed to carry the load of composition roof shingles or shakes. Should substantially heavier roof materials be contemplated, then the structure will need to be redesigned accordingly.
- O. All glass within 24" of a door and/or 18" of the floor or a walkway shall have tempered glazing.
- P. The contractor is responsible for providing adequate bracing or to otherwise support all portions of the structure until all members have been permanently fastened together.

DOORS AND DOOR HARDWARE

- A. Main entrance door to be KOLBE BASIC FIBERGLASS DOORS (with external grids) or equal, see specification.
- B. Interior doors to be KOLBE ADVANTAGE DECORATOR DOORS or equal, see specification.
- C. All double exterior doors to be KOLBE BASIC FIBERGLASS DOORS WITH INTERGRAL BLINDS or equal, see specification.
- D. Doors from garage to exterior and kitchen to garage or to be KOLBE BASIC FIBERGLASS DOORS or equal, see specification.

State of Utah

Department of Administrative Services



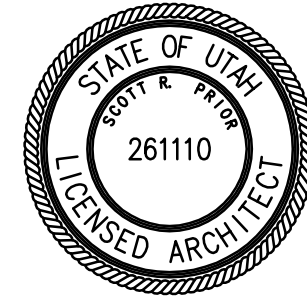
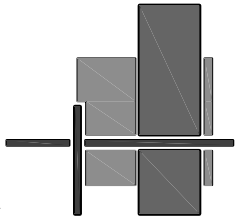
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architecture

planning

design

CONSULTANT: xyz engineering

PROJECT TITLE:

UTAH DIVISION OF
WILDLIFE RESOURCES

WHITEROCKS STATE
FISH HATCHERY

GUNNISON
UTAH

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ISSUE TYPE: CONSTRUCTION DOCUMENTS

ISSUE DATE: 22nd July, 2008

DFCM PROJECT NO: 08206520

CAD PROJECT NO:

CAD DWG FILE:

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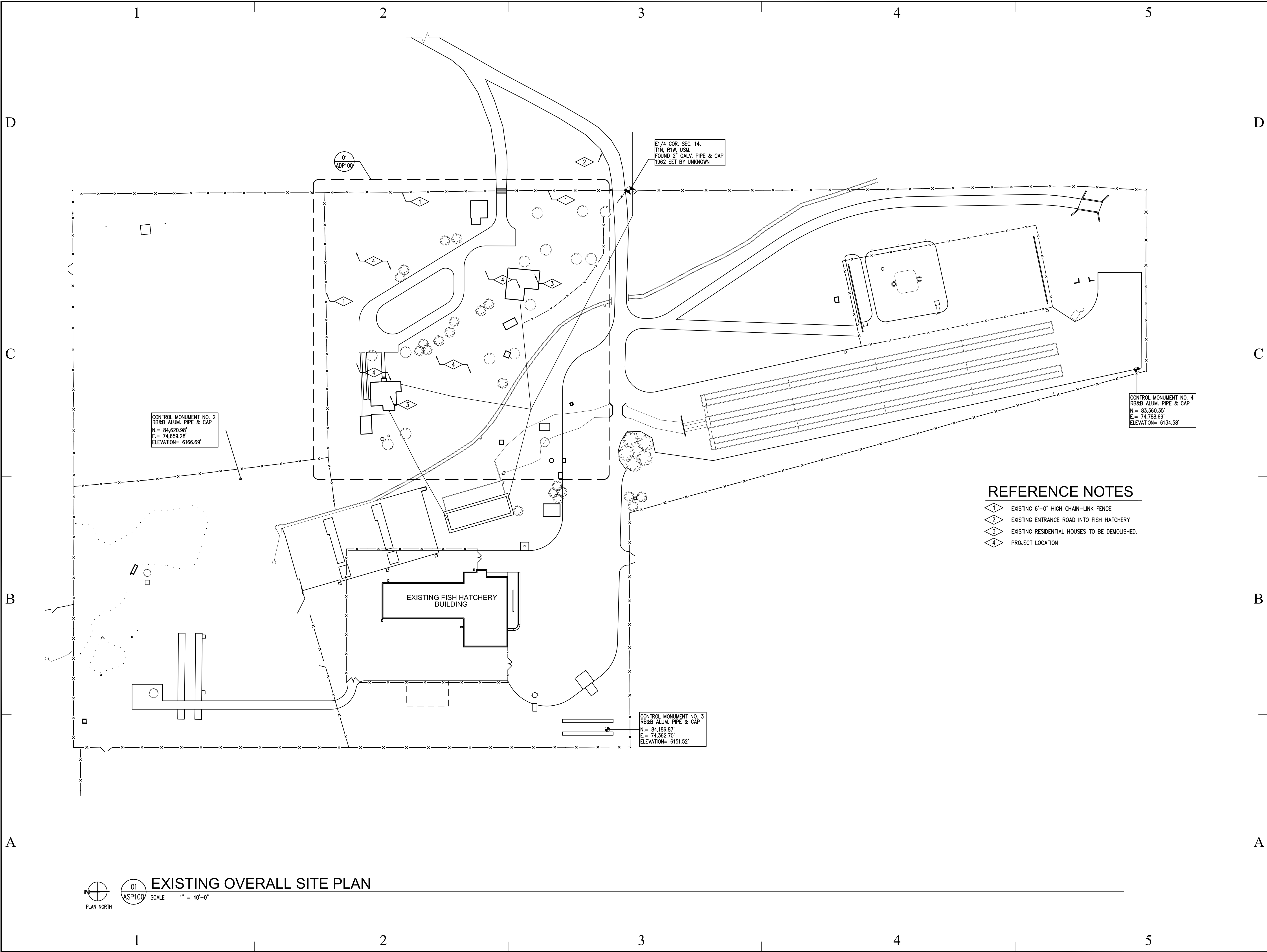
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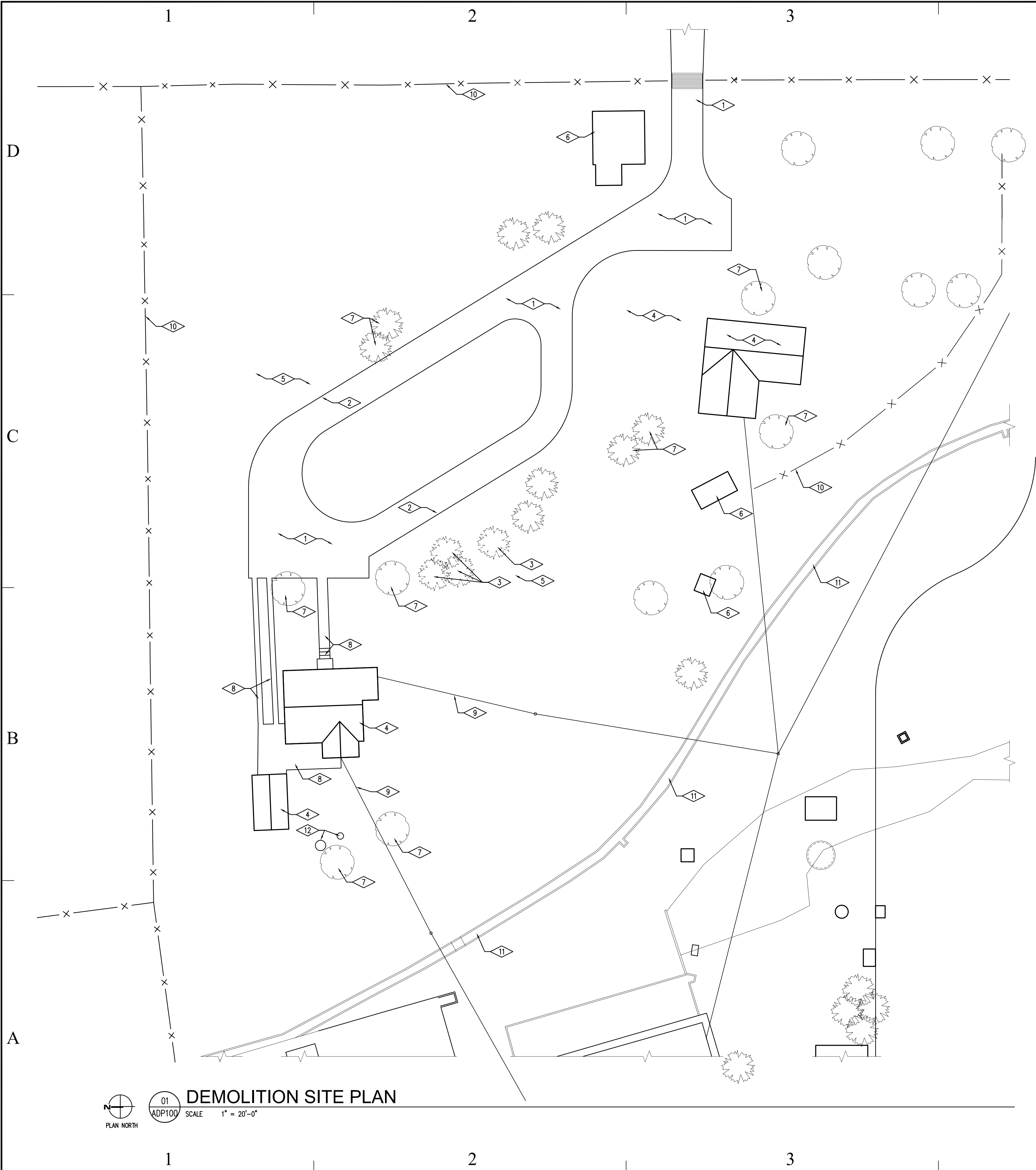
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SHEET TITLE		
OVERALL SITE PLAN		
SHEET NUMBER		
A-SP100		

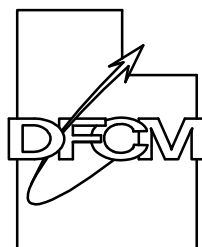


- ### REFERENCE NOTES
- EXISTING ACCESS ROAD TO REMAIN UNDISTURBED
 - GENERAL CONTRACTOR SHALL SAW CUT EXISTING ASPHALT AT LOCATION WHERE NEW CONCRETE DRIVE APPROACHES WILL TIE INTO EXISTING ASPHALT
 - EXISTING TREE TO BE REMOVED
 - EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED
 - GENERAL CONTRACTOR TO REMOVE ALL SITE VEGETATION AT NEW STRUCTURE LOCATIONS PRIOR TO NEW CONSTRUCTION.
 - EXISTING STRUCTURES TO REMAIN UNDISTURBED
 - EXISTING TREES TO REMAIN UNDISTURBED
 - EXISTING CONCRETE DRIVEWAYS AND WALKSWAYS TO BE REMOVED
 - ALL EXISTING UTILITIES SHALL BE CAPED AND PREPED FOR NEW HOUSE TIE-INS
 - EXISTING FENCE TO REMAIN UNDISTURBED
 - EXISTING CONCRETE DITCH TO REMAIN UNDISTURBED
 - EXISTING SEPTIC SYSTEM AND LEACH FIELD TO REMAIN UNDISTURBED.

- ### GENERAL DEMOLITION SITE NOTES
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING.
 - EXISTING FACILITIES:
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH UTILITIES AND IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
 - CONTRACTOR TO VERIFY DEPTHS OF BURIED UTILITIES IN THE FIELD BY POT HOLING AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES, THE CONTRACTOR SHALL RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER AND IN A MANNER APPROVED BY THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SERVICE LINES FOR SEWER, WATER AND OTHER UTILITIES, AND REPAIRING ANY DAMAGE TO SUCH LINES AS A RESULT OF THE DEMOLITION OPERATIONS.
 - EXCAVATION SAFETY:
EXCAVATION LIMITS SHOWN IN THE DETAILS ARE GRAPHICAL REPRESENTATIONS ONLY, AND DO NOT REPRESENT ACTUAL EXCAVATION LIMITS OR SAFE TRENCH CONDITIONS REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMANCE WITH LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR PROTECTION OF WORKERS. TRENCH EXCAVATION TO BE IN ACCORDANCE WITH OSHA SAFETY AND HEALTH STANDARDS FOR CONSTRUCTION (29 CFR 1926).
 - EROSION AND SEDIMENTATION CONTROL:
CONTRACTOR SHALL CONSTRUCT BERMS AND/OR DRAINAGE DITCHES AS NEEDED TO KEEP STORM RUNOFF AND IRRIGATION FLOWS FROM ENTERING CONSTRUCTION EXCAVATIONS OR INTERFERING WITH CONSTRUCTION EFFORTS.
 - GENERAL CONTRACTOR SHALL CLEAR SITE AND REMOVE ALL VEGETATION PRIOR TO CONSTRUCTION.
 - AFTER DEMOLITION AND REMOVAL OF EXISTING STRUCTURES AND SITE DEBRIS, THE GENERAL CONTRACTOR SHALL GRADE SITE TO A SMOOTH AND NATURAL LOOK. GENERAL CONTRACTOR SHALL REMOVE ALL ROCKS AT LOCATION WHERE EXISTING STRUCTURES HAVE BEEN REMOVED.

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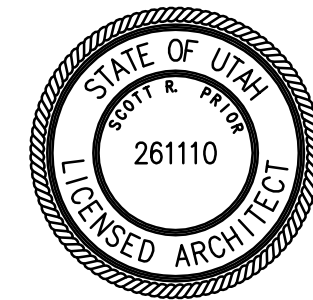
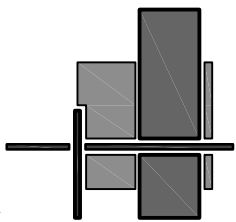
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DEMOLITION
PLAN

SHEET NUMBER

A-DP100



REFERENCE NOTES

- EXISTING ACCESS ROAD TO REMAIN OPEN AT ALL TIMES.
- NEW 1" HOP WATER LINE.
- GENERAL CONTRACTOR SHALL SAW CUT EXISTING ASPHALT AT LOCATION WHERE NEW CONCRETE DRIVEWAY WILL TIE INTO EXISTING ASPHALT
- WATER SHUT-OFF VALVE LOCATION, SEE DETAIL DRAWING A-SP102
- NEW ADA HOUSE LOCATION
- AREA OF LANDSCAPING, SEE LANDSCAPING GENERAL NOTES BELOW
- NEW 6" THICK CONCRETE DRIVE APPROACH OVER 4" COMPACTED GRAVEL BASE
- 4" CONCRETE SIDEWALK OVER 4" COMPACTED GRAVEL BASE, SLOPE AWAY FROM BUILDING. SLOPE NOT TO EXCEED 2%
- DECK SEE ARCHITECTURAL DRAWINGS.
- SAW CUT CONTROL JOINTS, SEE DETAIL
- EXISTING STRUCTURES TO REMAIN UNDISTURBED
- EXISTING SEPTIC TANK LOCATION, GENERAL CONTRACTOR SHALL TIE NEW HOUSE INTO EXISTING SEPTIC TANK.
- EXISTING FENCE TO REMAIN UNDISTURBED
- GENERAL CONTRACTOR SHALL DESIGN AND PROVIDE A NEW SEPTIC TANK AND LEACH FIELD SYSTEM FOR THE NEW ADA HOUSE. THE NEW SEPTIC SYSTEM TO BE CERTIFIED BY THE TRI-COUNTY HEALTH DEPARTMENT.

GENERAL SITE NOTES

- REFER TO ROOF PLAN FOR FULL DESCRIPTION OF ROOF SLOPE.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING.
- GENERAL CONTRACTOR SHALL GRADE AND SMOOTH EXISTING SITE AREA TO CREATE A SMOOTH AND NATURALLY FINISHED SITE APPEARANCE. SITE SHALL LOOK NATURALLY FINISHED WHEN CONSTRUCTION OF PROJECT IS COMPLETED
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER THE CONTRACT DOCUMENTS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE ARCHITECT AND THE OWNER.
- EXISTING FACILITIES:
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH UTILITIES AND IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- JOINTS AND FITTINGS:
SIZE OF FITTINGS SHOWN ON THE PLANS SHALL CORRESPOND TO ADJACENT STRAIGHT RUN OF PIPE, UNLESS INDICATED OTHERWISE. TYPE OF JOINT AND FITTING MATERIAL SHALL BE THE SAME AS SHOWN FOR ADJACENT STRAIGHT RUN OF PIPE. ALL JOINTS SHALL BE WATER TIGHT AND CONFORM TO APPROPRIATE PRESSURE RATINGS AS STATED IN THE WRITTEN SPECIFICATIONS.
- UTILITY LOCATIONS:
THE LOCATIONS OF EXISTING UTILITIES, DITCHES, CONDUITS, AND UNDERGROUND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF, AND PRESERVING, ALL UTILITIES IMPACTED BY THE CONSTRUCTION
- NO CHANGE IN DESIGN LOCATION OR GRADE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF AUTHORIZED REPRESENTATIVE.
- GENERAL CONTRACTOR SHALL CLEAR SITE AND REMOVE ALL VEGETATION PRIOR TO CONSTRUCTION.
- EXCAVATION SAFETY:
EXCAVATION LIMITS SHOWN IN THE DETAILS ARE GRAPHICAL REPRESENTATIONS ONLY, AND DO NOT REPRESENT ACTUAL EXCAVATION LIMITS OR SAFE TRENCH CONDITIONS REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMANCE WITH LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR PROTECTION OF WORKERS. TRENCH EXCAVATION TO BE IN ACCORDANCE WITH OSHA SAFETY AND HEALTH STANDARDS FOR CONSTRUCTION (29 CFR 1926).
- TRENCH EXCAVATION:
CONTRACTOR SHALL EXCAVATE MATERIALS OF ALL DESCRIPTION AND OF WHATEVER SUBSTANCES ENCOUNTERED TO THE DEPTHS OR GRADE LINE AS SPECIFIED ON THE PLANS OR REQUIRED TO ACCOMPLISH THE WORK. MAXIMUM TRENCH LENGTH OPEN AT ANY GIVEN TIME WILL NOT EXCEED 700 FEET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- TYPICAL TRENCH SECTIONS SHALL BE IN ACCORDANCE WITH STANDARD DETAIL.
- CONTRACTOR TO VERIFY DEPTHS OF BURIED UTILITIES IN THE FIELD BY POT HOLING AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES, THE CONTRACTOR SHALL RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER AND IN A MANNER APPROVED BY THE ENGINEER.
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- EROSION AND SEDIMENTATION CONTROL:
CONTRACTOR SHALL CONSTRUCT BERMS AND/OR DRAINAGE DITCHES AS NEEDED TO KEEP STORM RUNOFF AND IRRIGATION FLOWS FROM ENTERING CONSTRUCTION EXCAVATIONS OR INTERFERING WITH CONSTRUCTION EFFORTS.
- SITE DRAINAGE SHALL SLOPE AWAY FROM STRUCTURE AS PER (IRC SECTION R401.3).

GENERAL LANDSCAPING PLANT LIST & NOTES

Quantity	Symbol	Botanical Name	Common Name	Size	Remarks
6 Location to be determined at later date		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	1 1/2" Caliper 10'-12' Height	Matched Heads Straight Trunks
As shown		New Bio-Grass sod over new 4" top soil see landscape drawing for general information			

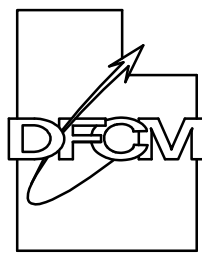
- See landscape drawing for general planting and sprinkler information
- The general contractor shall provide new sprinkler system for lawn areas as shown.
The general contractor shall provide an additional 4 sprinkler valves for future landscaping

LEGEND

- NEW 4" CONCRETE SLAB OVER 4" COMPACTED GRAVEL BASE AT WALKWAY LOCATIONS AND NEW 6" CONCRETE SLAB OVER 4" COMPACTED GRAVEL BASE AT DRIVEWAY LOCATIONS
- ARROW INDICATES DIRECTION THAT FINISHED CONCRETE DRIVES SHALL SLOPE.

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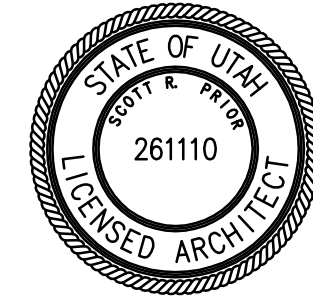
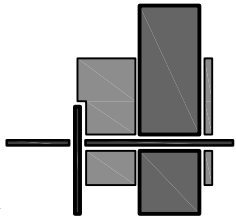
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NEW
SITE PLAN

SHEET NUMBER

A-SP101

D

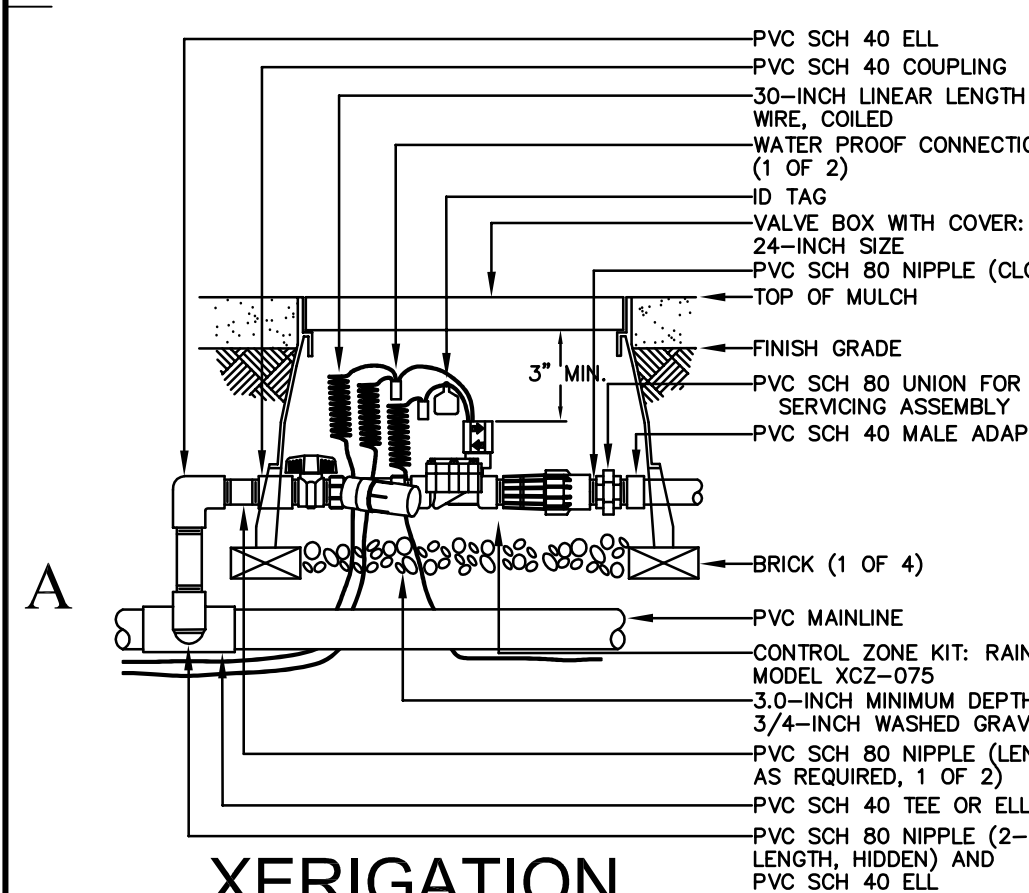
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08
ASP102

B

SEWER CLEANOUT DETAIL

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Material	XB-10	One Each
5 Gallon Material	XB-20	Two Each
2" Caliper Tree	XB-20	Four Each
2 1/2" Caliper Tree	XB-20	Six Each
8 FT. Conifer	XB-20	Four Each



05
ASP102

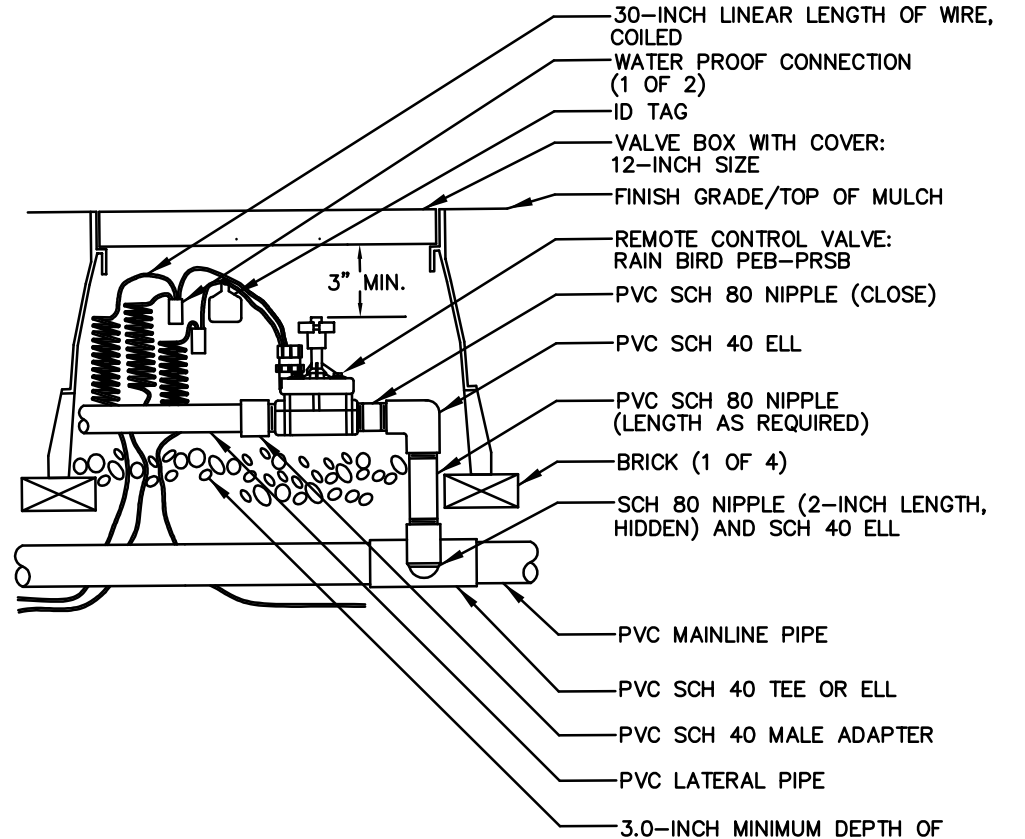
XERIGATION
CONTROL ZONE KIT

SCALE N.T.S.

1

Pipe GPM Design Guide

Pipe Size	Water Flow (GPM)
(Velocities Not To Exceed 5 Feet/Second)	
3/4" Size	0 - 8 GPM
1" Size	8 - 12 GPM
1 1/4" Size	12 - 22 GPM
1 1/2" Size	22 - 30 GPM



04
ASP102

REMOTE CONTROL VALVE

SCALE N.T.S.

2

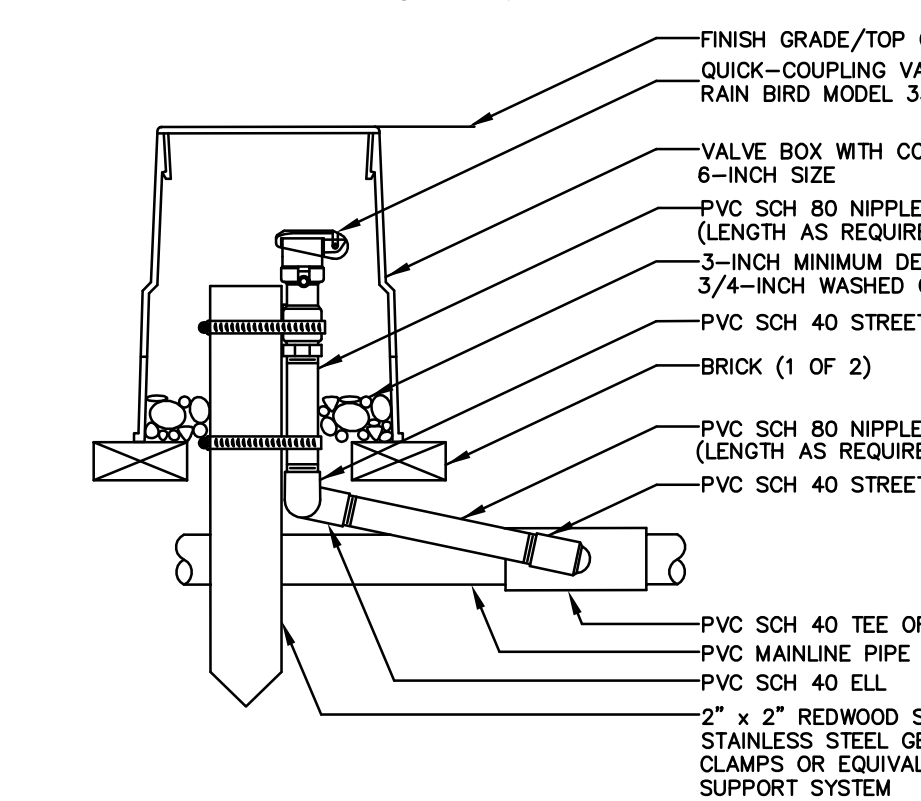
TYP. TRENCH SECTION

07
ASP102

SCALE N.T.S.

Nozzle Configuration

Spacing	Suggested Nozzle
0' - 5'	Rainbird #5 & VAN Series
5' - 8'	Rainbird #6-#8 & VAN Series
8' - 10'	Rainbird #10 & VAN Series
10' - 12'	Rainbird #12 & VAN Series
12' - 15'	Rainbird #15 & VAN Series
Strip Area	Rainbird #15 Strip Series



03
ASP102

QUICK COUPLING VALVE

SCALE N.T.S.

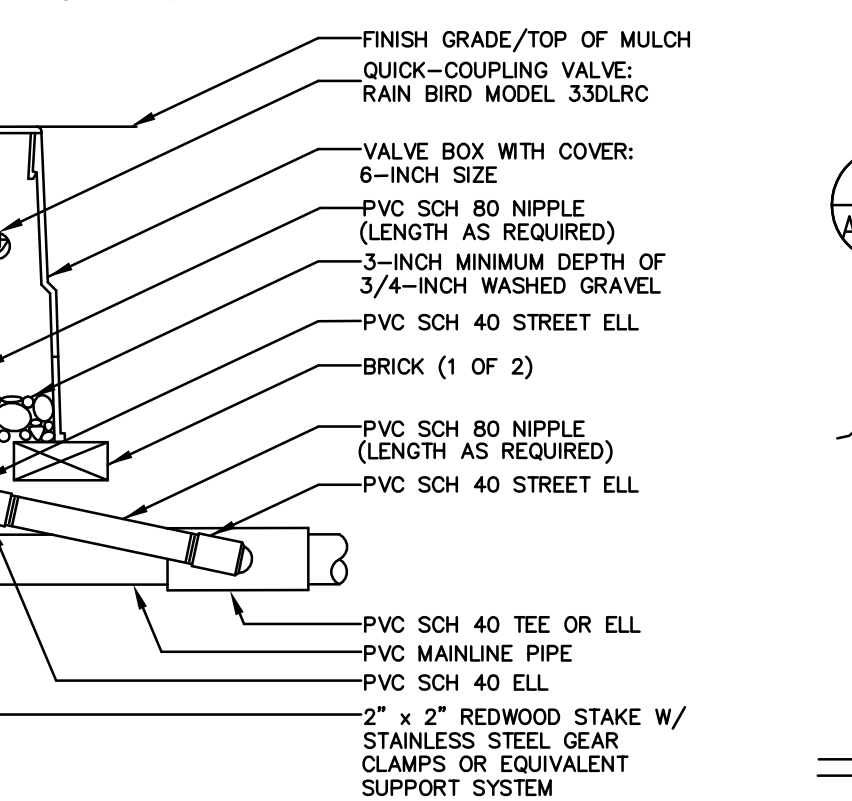
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Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based on sleeve sizing guide below:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVING
3/4" - 1" Piping	1-2" PVC Sleeve
1 1/2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

NOTE: Each length of sleeved pipe shown shall be routed through a separate sleeve.



1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.

2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.

3. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

4. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.

5. The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

6. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

4

Planting Notes

- All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive a 4 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil shall be of a sandy loam mix.
- All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be freshly cut from an approved local source. Prior to the installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excess material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 30 inch diameter sod-free ring.
- Upon completion of planting operations, all shrub and tree wells shall receive a 4 inch depth of shredded bark mulch cover. All other areas shall receive the specified type of decorative rock/rock/stone surfacing, installed to the described depths.
- All shrub planting areas, prior to placement of rock or mulch, shall receive a 30 mil weed barrier fabric, secured with the proper staples, and a 6 inch overlap at seams.
- All lawn and shrub areas shall be separated with 4"x6" extruded concrete mowstrip, to be installed over compacted sub-grade.
- The project shall be swept clean of dirt and debris prior to completion of the project, and on a daily basis, if required, as determined by the Owner/contractor.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

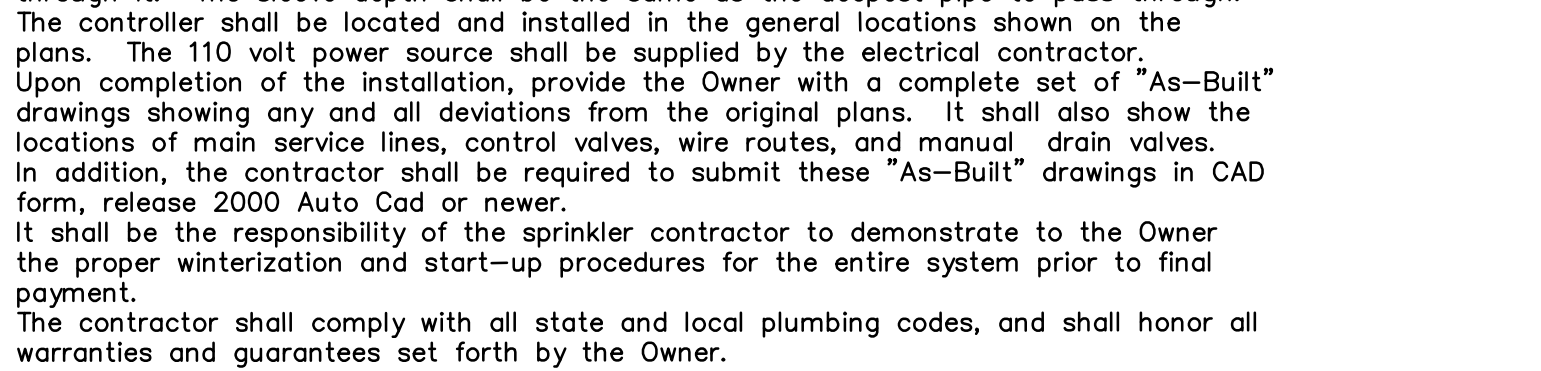
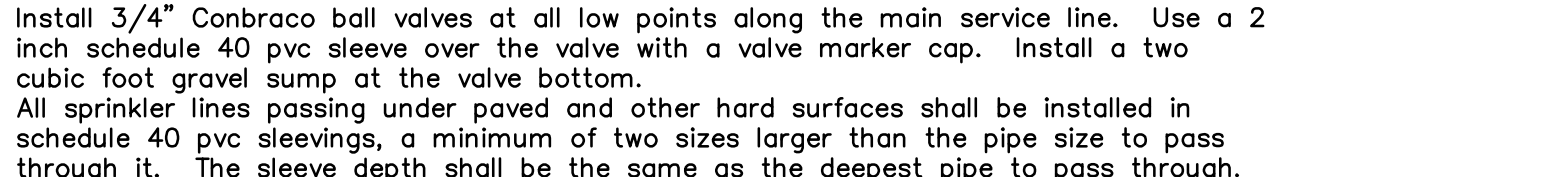
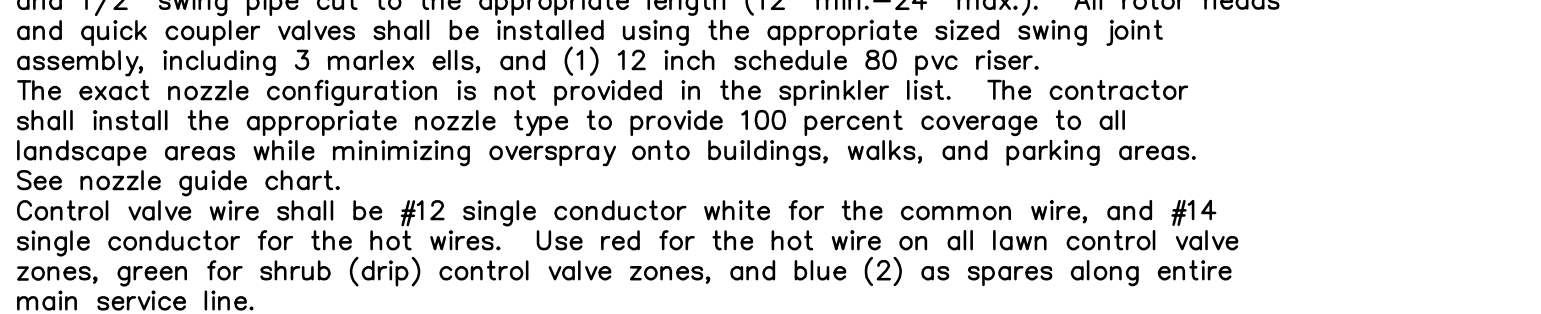
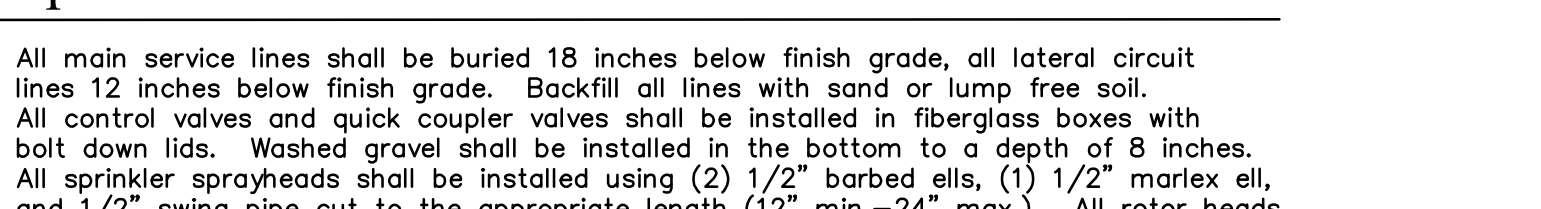
Sub-Grade Requirements

- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.

Sprinkler Notes

- All main service lines shall be buried 18 inches below finish grade, all lateral circuit lines 12 inches below finish grade. Backfill all lines with sand or lump free soil.
- All control valves and quick coupler valves shall be installed in fiberglass boxes with bolt down lids. Washed gravel shall be installed in the bottom to a depth of 8 inches.
- All sprinkler sprayheads shall be installed using (2) 1/2" barbed ell, (1) 1/2" marlex ell, and 1/2" swing pipe cut to the appropriate length (12" min.-24" max.). All rotor heads and quick coupler valves shall be installed using the appropriate sized swing joint assembly, including 3 marlex ell, and (1) 12 inch schedule 80 pvc riser.
- The exact nozzle configuration is not provided in the sprinkler list. The contractor shall install the appropriate nozzle type to provide 100 percent coverage to all landscape areas while minimizing overspray onto buildings, walks, and parking areas. See nozzle guide chart.
- Control valve wire shall be #12 single conductor white for the common wire, and #14 single conductor for the hot wires. Use red for the hot wire on all lawn control valve zones, green for shrub (drip) control valve zones, and blue (2) as spares along entire main service line.
- Install 3/4" Conbraco ball valves at all low points along the main service line. Use a 2 inch schedule 40 pvc sleeve over the valve with a valve marker cap. Install a two cubic foot gravel sump at the valve bottom.
- All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleeves, a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
- The controller shall be located and installed in the general locations shown on the plans. The 110 volt power source shall be supplied by the electrical contractor.
- Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves. In addition, the contractor shall be required to submit these "As-Built" drawings in CAD form, release 2000 Auto Cad or newer.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
- The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.

POP-UP SPRAY SPRINKLER



06
ASP102

POP-UP SPRAY SPRINKLER

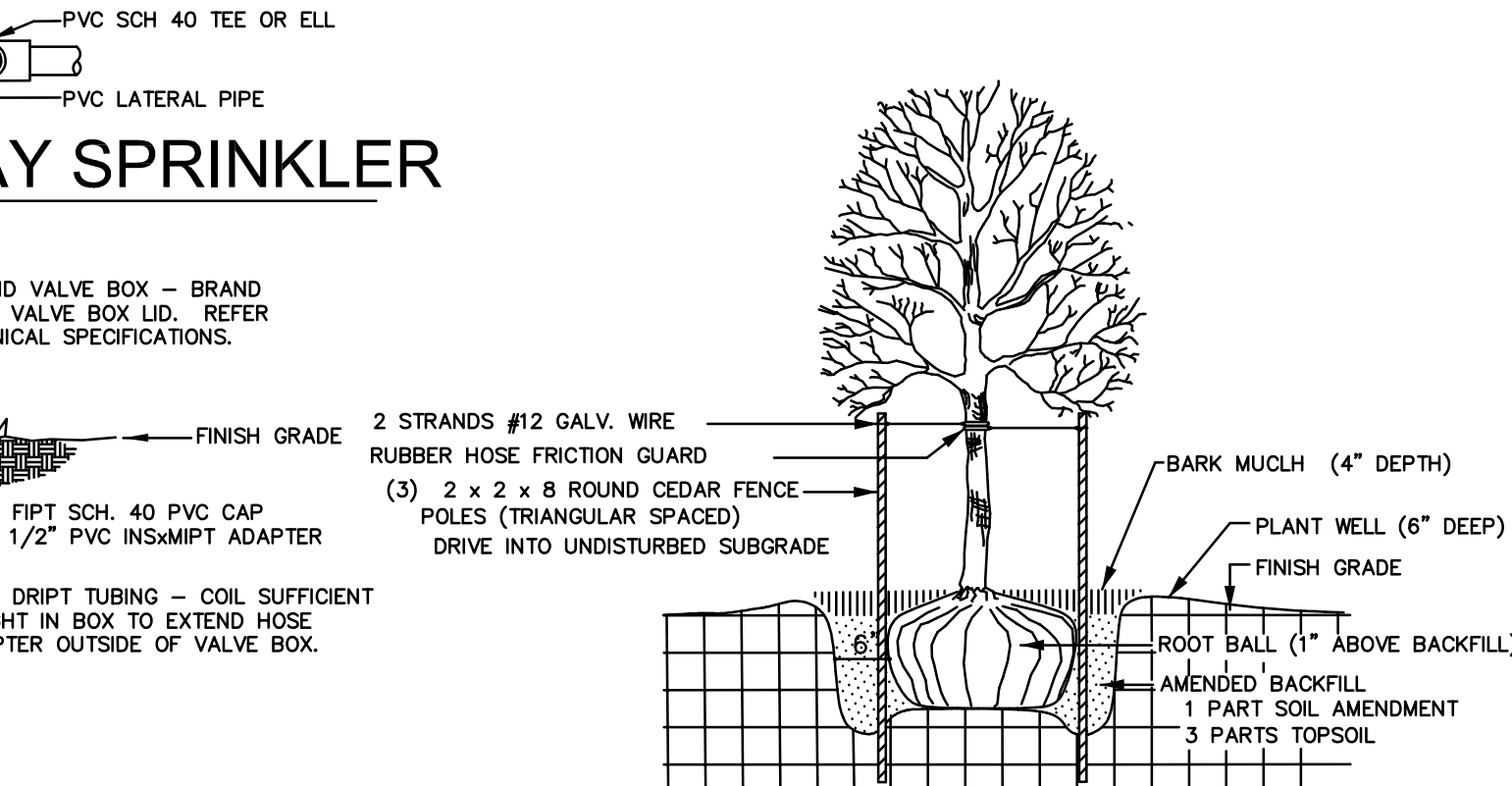
SCALE N.T.S.

4

COMPRESSION FLUSH CAP

1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

NOTE: Each length of sleeved pipe shown shall be routed through a separate sleeve.



1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

TREE PLANTING

01
ASP102

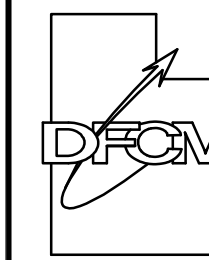
TREE PLANTING

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5

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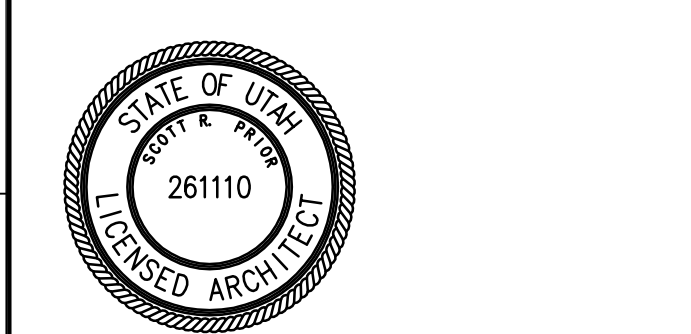
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architecture planning design

CONSULTANT: xyz engineering

C

PROJECT TITLE:

UTAH DIVISION OF
WILDLIFE RESOURCES

WHITEROCKS STATE
FISH HATCHERY

GUNNISON
UTAH

MARK	DATE	DESCRIPTION

ISSUE TYPE: CONSTRUCTION DOCUMENTS

ISSUE DATE: 22nd July, 2008

DFCM PROJECT NO: 08206520

CAD PROJECT NO:

CAD DWG FILE:

DRAWN BY: BRIAN AND SCOTT

CHK'D BY: SCOTT

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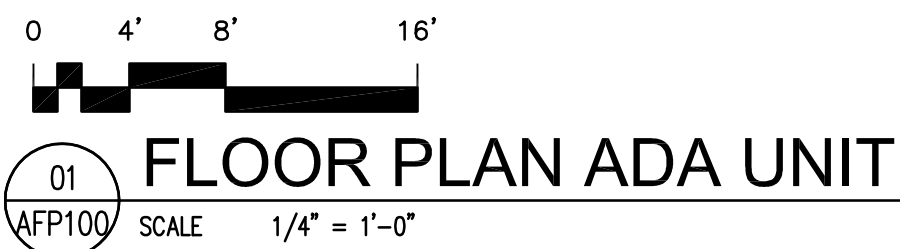
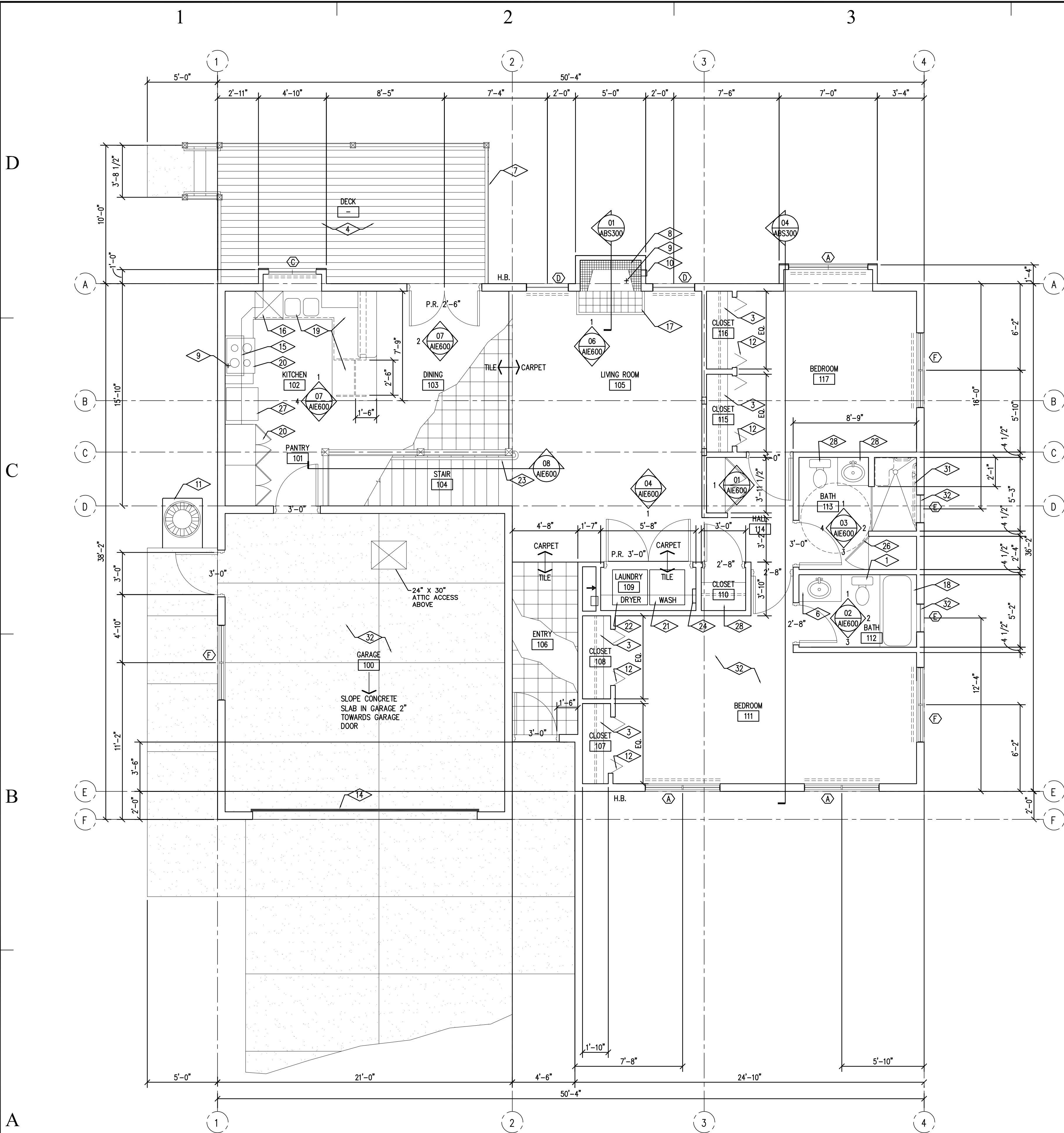
SHEET TITLE

LANDSCAPING
NOTES
AND DETAILS

SHEET NUMBER

A-SP102

5



REFERENCE NOTES

- 1 WATER CLOSET
- 2 PROPANE STOVE
- 3 PROVIDE 1'-6" WIDE SHELF IN CLOSET WITH CLOTHS HANGER ROD BELOW SEE TYP ELEVATION 05/AIE600
- 4 EXTERIOR DECK, SEE HOUSE ELEVATIONS
- 5 PLASTIC LAMINATE COUNTER TOP
- 6 PLASTIC LAMINATE BATHROOM VANITY COUNTERTOP
- 7 42" GUARD RAILING AT DECK, SEE DETAILS
- 8 36" STEEL FIRE PLACE UNIT WITH U.L. LABLE
- 9 GAS VALVE AT FIREPLACE
- 10 FIRE PLACE ACCESS
- 11 A/C CONDENSING UNIT WITH PRECAST CONCRETE BASE
- 12 4'-0" BI-FOLD CLOSET DOORS
- 13 5'-0" BI-FOLD CLOSET DOORS
- 14 LOW HEIGHT CLEARANCE INSULATED SECTIONAL O.H. GARAGE DOOR, SEE DETAILS AND SPECIFICATION
- 15 MICROWAVE OVEN ABOVE STOVE, SEE SPECIFICATION
- 16 DISHWASHER, SEE SPECIFICATION
- 17 6"x6" TILE HRTH 6" A.F.F. SEE FIREPLACE SECTION
- 18 COMPOSITE GRANITE BATH TUB
- 19 30" HIGH COUNTER TOP IN ADA UNIT KITCHEN
- 20 RAISED PANEL OAK DOOR PANTRY
- 21 WASHER, SEE SPECIFICATION
- 22 DRYER, SEE SPECIFICATION
- 23 1-1/2" DIA. HANDRAILING
- 24 WASHER PANEL
- 25 PROVIDE (2) TWO 2'-0" SHelves IN CLOSET WITH COAT HANGER ROD BELOW
- 26 5'-0" A.D.A. TURNING RADUIS
- 27 REFRIGERATOR, SEE SPECIFICATION
- 28 A.D.A. WATER CLOSET
- 29 30" HIGH PLASTIC LAMINATE VANITYCOUNTER TOP IN A.D.A. BATHROOM
- 30 PROVIDE CABINETS ABOVE WASHER AND DRYER.
- 31 DASHED LINES IN A.D.A. SHOWER LOCATION INDICATE FUTURE LOCATION WHERE GRAB BAR AND SHOWER BENCH ARE TO BE LOCATED. GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING IN WALLS FOR BATHROOM ACCESSORIES.
- 32 GARAGE WALLS AND CEILINGS TO RECEIVE 1/2" GYPSUM BOARD PRIMED AND PAINTED.

GENERAL NOTES

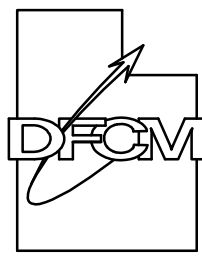
- 1. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH NOTES.
- 2. MOST DIMENSION ARE FROM GRID LINES TO FACE OF SHEATHING OR GYPSUM BOARD.

FLOOR PLAN LEGEND

- RM. NAME ROOM TAG
- H.B. HOSE BIB
- W WINDOW TAG
- REF. REFRIGERATOR, SEE SPECIFICATION
- GAS STOVE
- LINE TYPE AT WINDOWS INDICATES WINDOW COVERINGS AS SPECIFIED

State of Utah

Department of Administrative Services



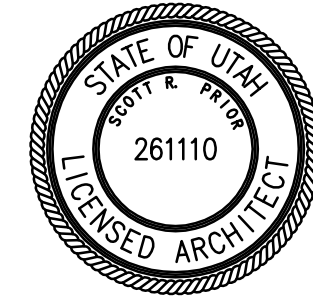
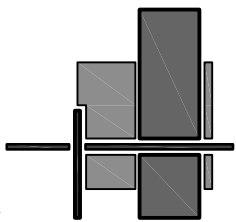
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Salt Lake City, Utah 84114
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Internet: <http://www.dfc.state.ut.us>

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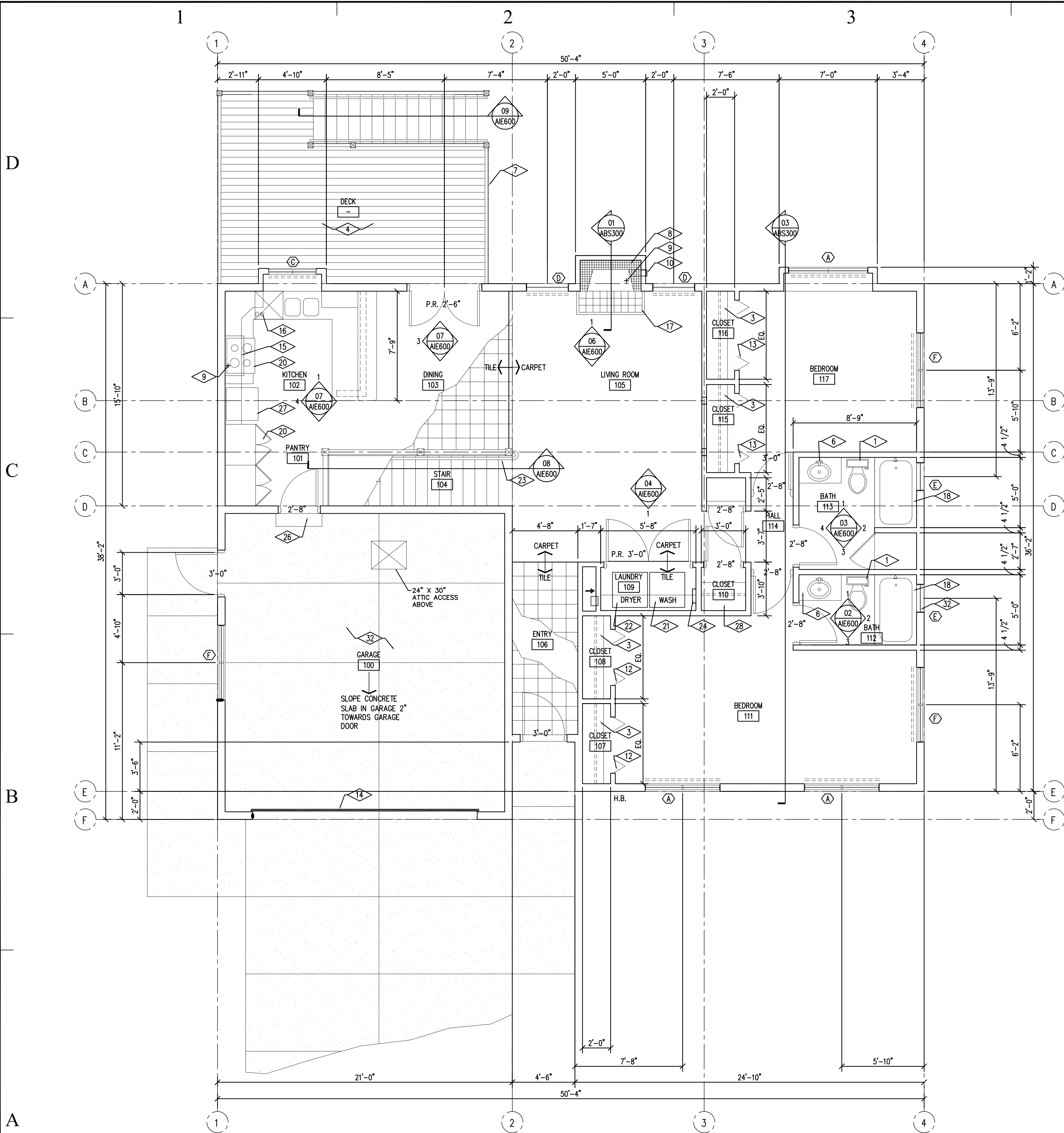
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SHEET TITLE

FLOOR PLAN
ADA UNIT

SHEET NUMBER

A-FP100



REFERENCE NOTES

- 1 WATER CLOSET
- 2 PROPANE STOVE
- 3 PROVIDE 1'-6" WIDE SHELF IN CLOSET WITH CLOTHS HANGER ROD BELOW SEE TYP ELEVATION 05/AIE600
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- 32 GARAGE WALLS AND CEILINGS TO RECEIVE 1/2" GYPSUM BOARD PRIMED AND PAINTED.

GENERAL NOTES

- 1. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH NOTES.
- 2. MOST DIMENSION ARE FROM GRID LINES TO FACE OF SHEATHING OR GYPSUM BOARD.

FLOOR PLAN LEGEND

- RM. NAME 100 ROOM TAG
- H.B. HOSE BIB
- 02 WINDOW TAG
- REF. REFRIGERATOR, SEE SPECIFICATION
- GAS STOVE
- LINE TYPE AT WINDOWS INDICATES WINDOW COVERINGS AS SPECIFIED

State of Utah

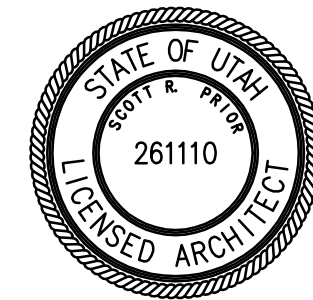
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Internet: <http://www.dfc.state.ut.us>

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architecture planning design

CONSULTANT: xyz engineering

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CAD DWG FILE:

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SHEET TITLE

FLOOR PLAN
NON ADA UNIT

SHEET NUMBER

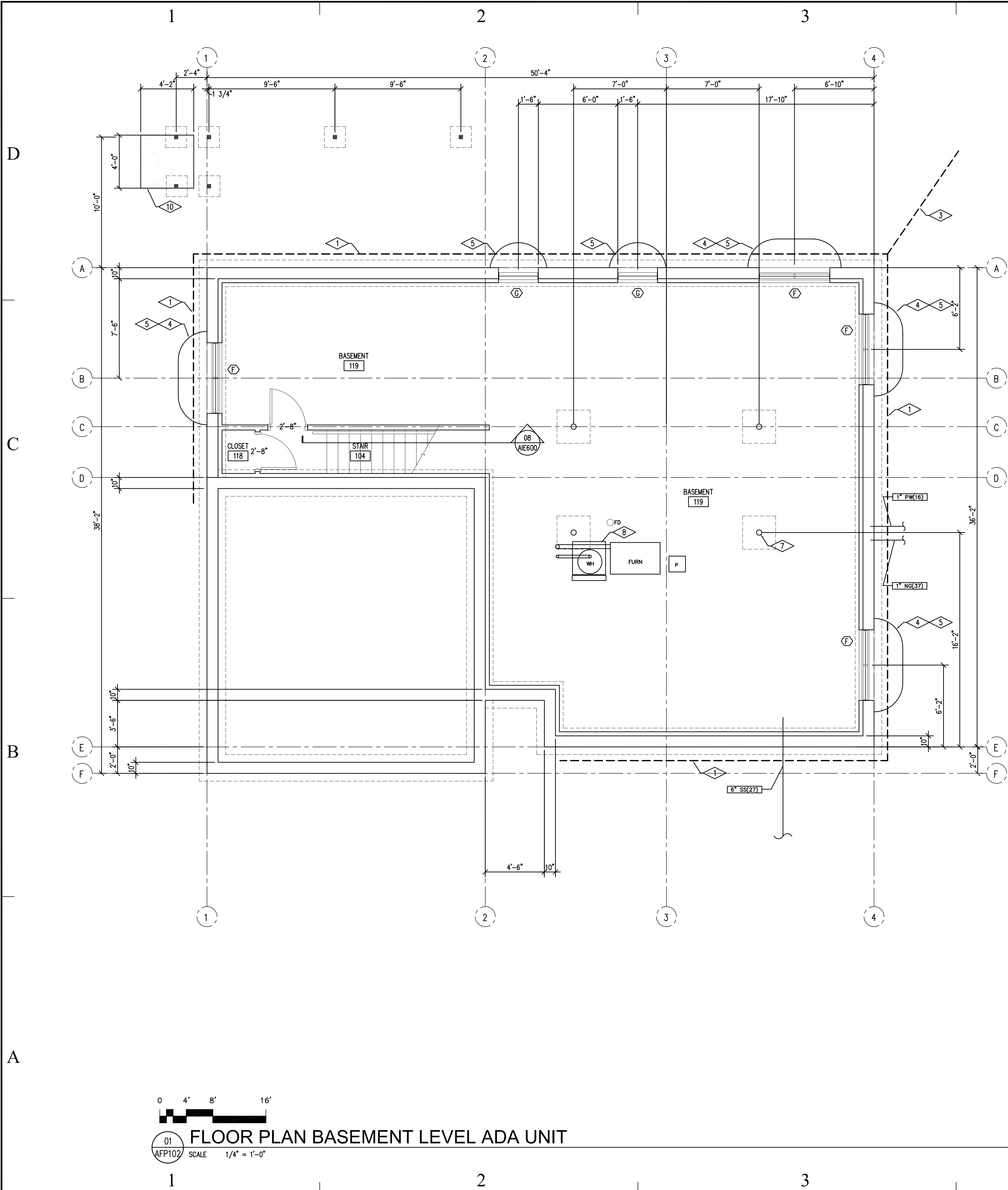
A-FP101



FLOOR PLAN NON-ADA UNIT

SCALE 1/4" = 1'-0"





5
REFERENCE NOTES

- 1 4" DIA. PERFORATED PERIMETER DRAIN PIPE
- 2 4"x4" P.T. POST ON PIERS, SEE STRUCTURAL
- 3 4" DIA. PERIMETER DRAIN SLOPED 1/4" PER FOOT TO DRAIN. PROVIDE 1 C.Y. OF TYPE "F" MATERIAL FOR DRAIN.
- 4 PROVIDE FIXED PERMANENT LADDER IN WELL LOCATIONS
- 5 GALVANIZED METAL AREAWAY.
- 6 PROVIDE WASHED GRAVEL AT BOTTOM OF WINDOW WELL 6" BELOW WINDOW.
- 7 COLUMN SEE STRUCTURAL
- 8 WATER HEATER PAN
- 9 A/C UNIT WITH PRECAST CONCRETE BASE
- 10 4" EXTERIOR CONCRETE SLAB OVER 4" GRAVEL BASE
- 11 EXTERIOR DECK

GENERAL NOTES

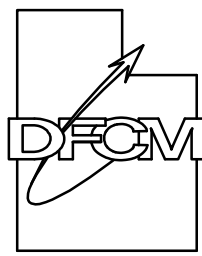
- 1. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH NOTES.
- 2. MOST DIMENSION ARE FROM GRID LINES TO FACE OF SHEATHING OR GYPSUM BOARD.

FLOOR PLAN LEGEND

- RM. NAME ROOM TAG
- H.B. HOSE BIB
- WINDOW TAG
- FURN PROpane GAS FURNACE. COMBUSTION AIR IN FURNACE ROOM TO MEET REQUIREMENTS OF 2006 I.R.C., M1408 AND M1409. COMBUSTION AIR SHALL BE SUPPLIED IN ACCORDANCE WITH 2006 I.R.C. CHAPTER 17 AND SHALL HAVE A MINIMUM OF 6" OF UNOBSTRUCTED DISTANCE IN FRONT OF OPENING.
- W.H. 50 GALLON PROPANE GAS WATER HEATER. PROVIDE SEISMIC STRAPPING AND THERMAL EXPANSION TANK AT ALL HOT WATER HEATERS.
- F.D. FLOOR DRAIN

State of Utah

Department of Administrative Services



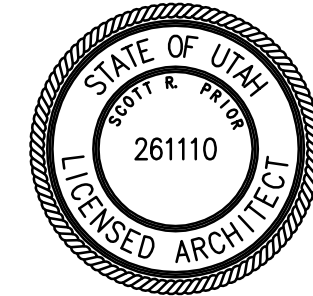
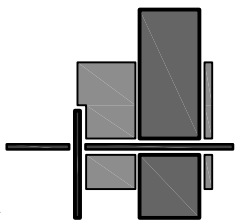
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architecture planning design

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CAD DWG FILE:

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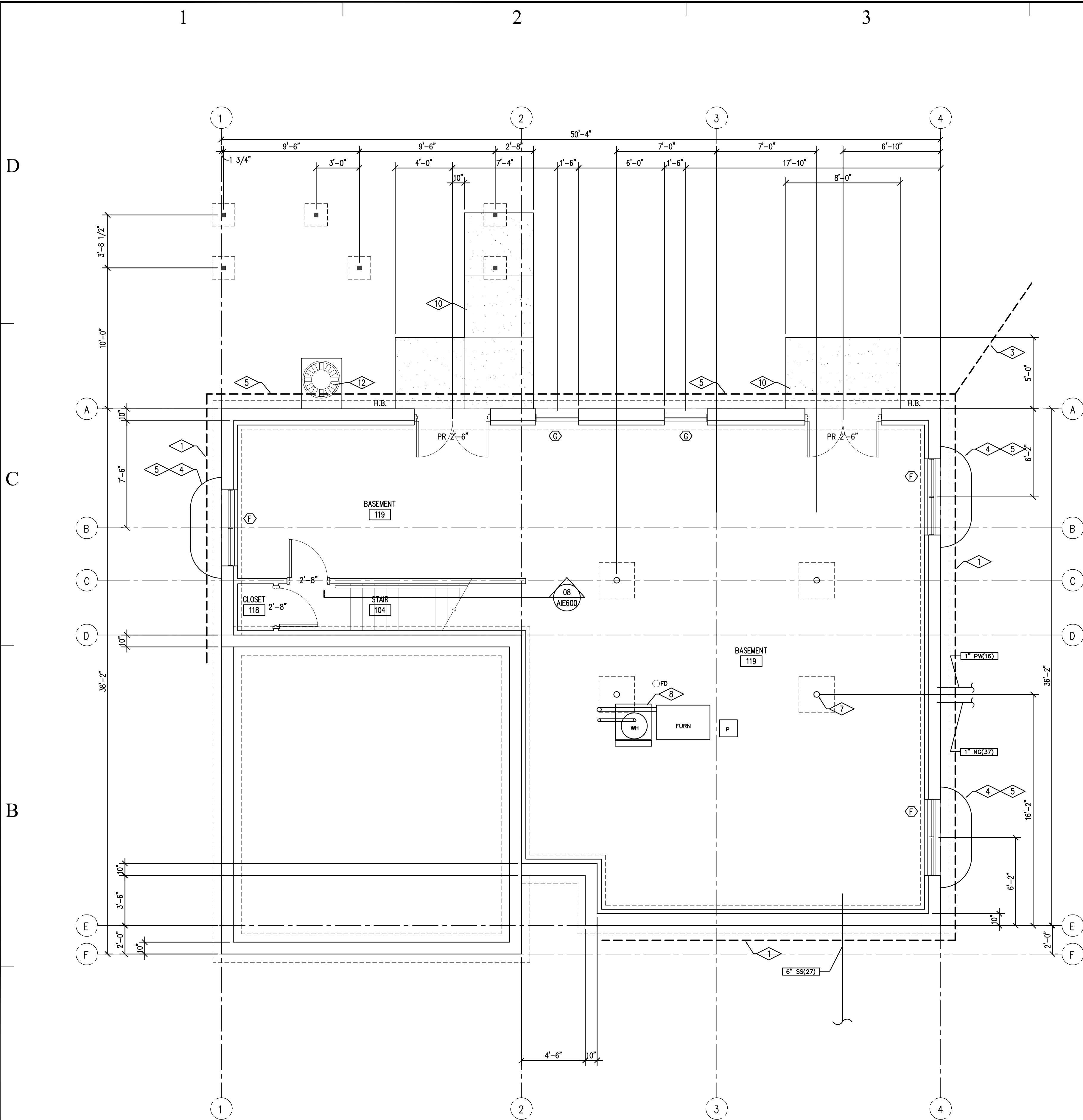
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SHEET TITLE

FLOOR PLAN
BASEMENT LEVEL
ADA UNIT

SHEET NUMBER

A-FP102



REFERENCE NOTES

- 1 4" DIA. PERFORATED PERIMETER DRAIN PIPE
- 2 4"x4" P.T. POST ON PIERS, SEE STRUCTURAL
- 3 4" DIA. PERIMETER DRAIN SLOPED 1/4" PER FOOT TO DRAIN. PROVIDE 1 C.Y. OF TYPE "F" MATERIAL FOR DRAIN.
- 4 PROVIDE FIXED PERMANENT LADDER IN WELL LOCATIONS
- 5 GALVANIZED METAL AREAWAY.
- 6 PROVIDE WASHED GRAVEL AT BOTTOM OF WINDOW WELL 6" BELOW WINDOW.
- 7 COLUMN SEE STRUCTURAL
- 8 WATER HEATER PAN
- 9 A/C UNIT WITH PRECAST CONCRETE BASE
- 10 4" EXTERIOR CONCRETE SLAB OVER 4" GRAVEL BASE
- 11 EXTERIOR DECK
- 12 A/C UNIT WITH PRECAST CONCRETE BASE

GENERAL NOTES

- 1. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH NOTES.
- 2. MOST DIMENSION ARE FROM GRID LINES TO FACE OF SHEATHING OR GYPSUM BOARD.

FLOOR PLAN LEGEND

- RM. NAME ROOM TAG
- H.B. HOSE BIB
- WINDOW TAG
- FURN PROPRANE GAS FURNACE. COMBUSTION AIR IN FURNACE ROOM TO MEET REQUIREMENTS OF 2006 I.R.C., M1408 AND M1409. COMBUSTION AIR SHALL BE SUPPLIED IN ACCORDANCE WITH 2006 I.R.C. CHAPTER 17 AND SHALL HAVE A MINIMUM OF 6" OF UNOBSTRUCTED DISTANCE IN FRONT OF OPENING.
- W.H. 50 GALLON PROPANE GAS WATER HEATER. PROVIDE SEISMIC STRAPPING AND THERMAL EXPANSION TANK AT ALL HOT WATER HEATERS.
- F.D. FLOOR DRAIN

State of Utah

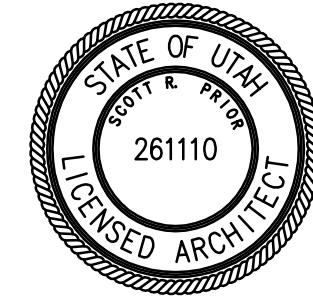
Department of Administrative Services

Division of Facilities
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4110 State Office Building
Salt Lake City, Utah 84114
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Fax: (801) 538 - 3267

Internet: <http://www.dfc.state.ut.us>

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CAD DWG FILE:

DRAWN BY: BRIAN AND SCOTT

CHK'D BY: SCOTT

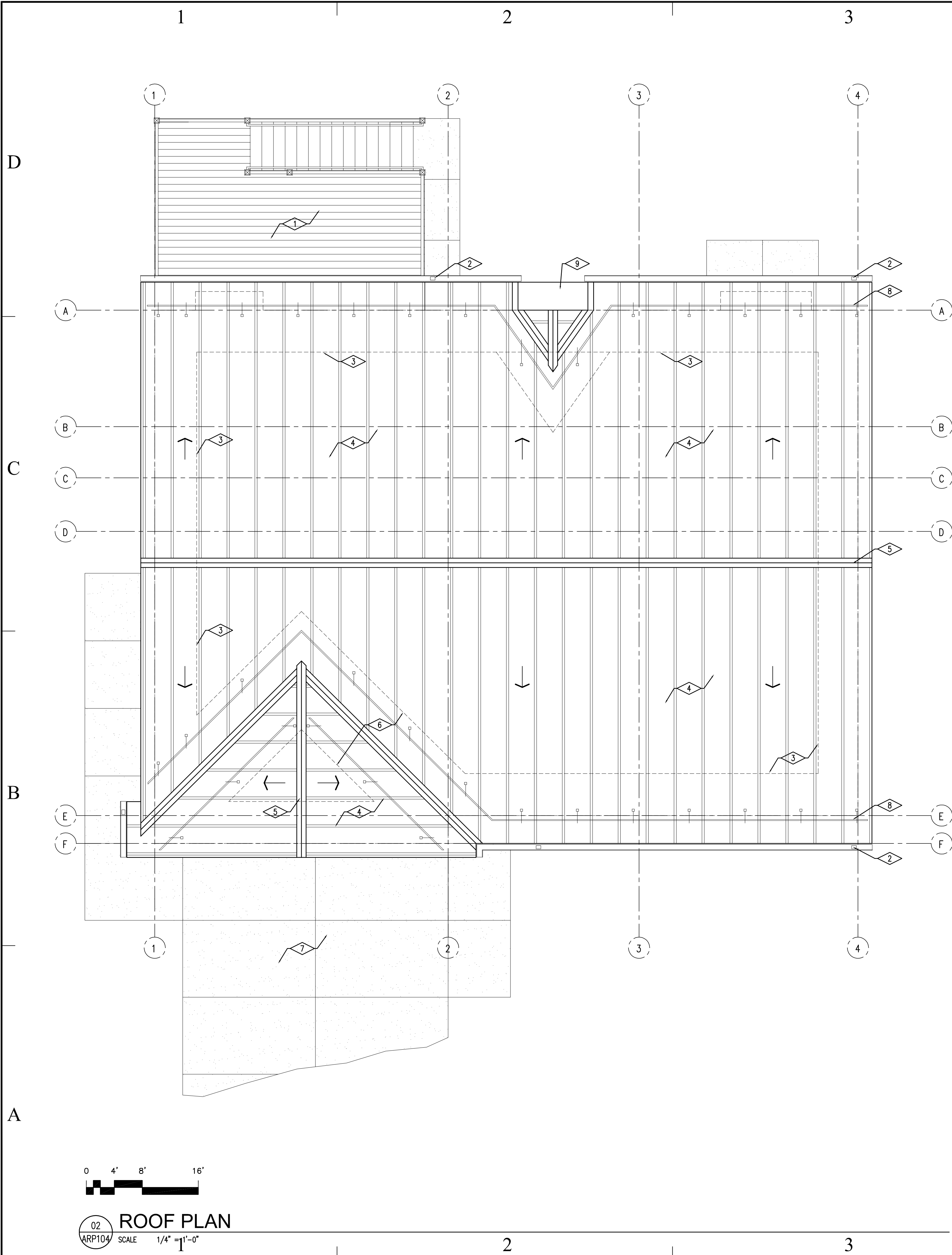
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SHEET TITLE

FLOOR PLAN
BASEMENT LEVEL
NON-ADA UNIT

SHEET NUMBER

A-FP103



REFERENCE NOTES

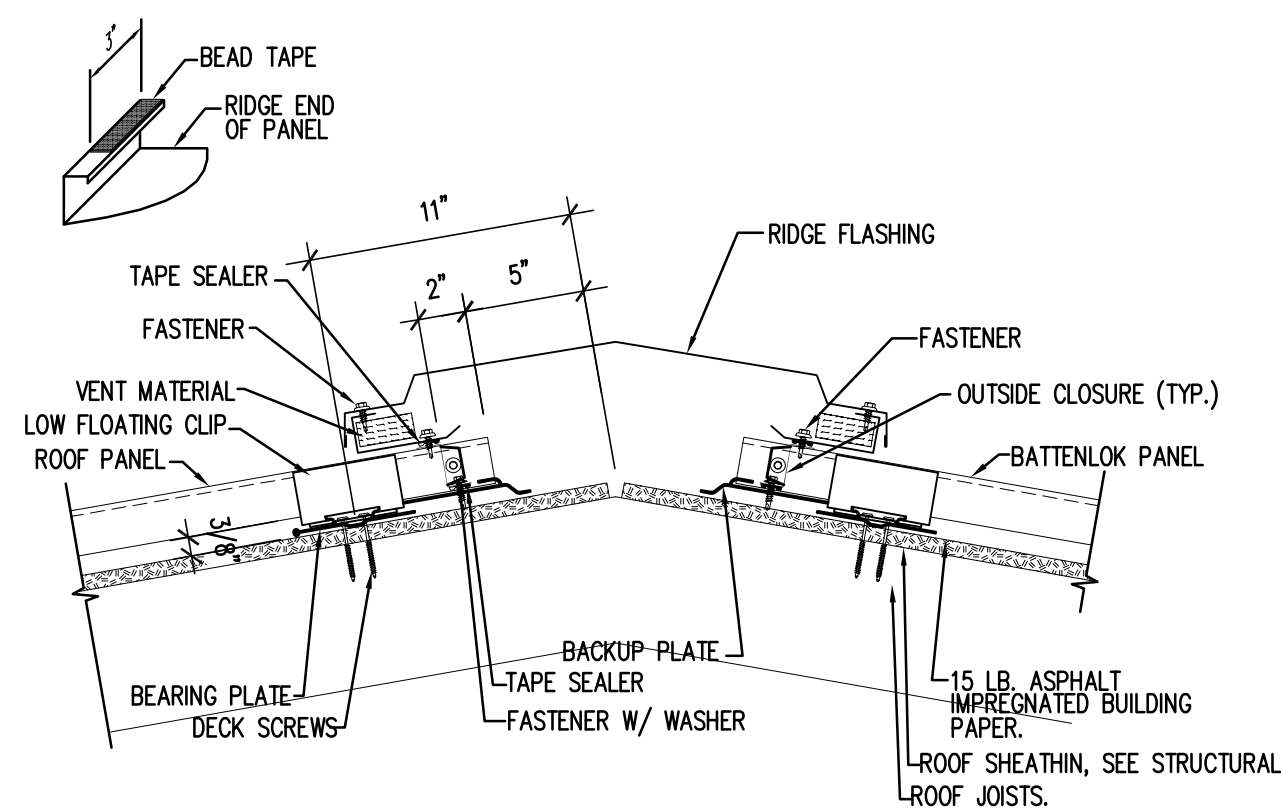
- 1 COMPOSITE DECK BELOW
- 2 BAKED ENAMEL SEAMLESS ALUMINUM RAINGUTTERS WITH DOWN SPOUT AS LOCATED. GENERAL CONTRACTOR TO EXTEND BASE OF DOWN SPOUT 1'-8" FROM FACE OF BUILDING. GENERAL CONTRACTOR SHALL PROVIDE PRECAST CONCRETE SPLASH AT DOWN SPOUT LOCATIONS
- 3 DASHED LINE INDICATES TWO ROWS OF ICE & WATER SHIELD AT PERIMETER OF ROOF. OVERLAP ICE AND WATER SHIELD AS PER MANUFACTURERS RECOMENTATIONS
- 4 STANDING SEAM ROOF SYSTEM OVER 15LB. ROOFING FELT, SEE SPECIFICATION
- 5 PREFINISHED METAL, VENTED ROOF RIDGE CAP, SEE DETAIL 03 THIS SHEET
- 6 GENERAL CONTRACTOR SHALL PROVIDE ICE & WATER SHIELD IN VALLEY LOCATIONS
- 7 CONCRETE DRIVEWAY BELOW, SEE SITE PLAN
- 8 SNOW GUARDS, SEE DETAIL 01 THIS SHEET
- 9 26 G.A. G.I. CAP WITH FLUE COLLAR.

LEGEND

ARROW INDICATES DIRECTION OF ROOF SLOPE

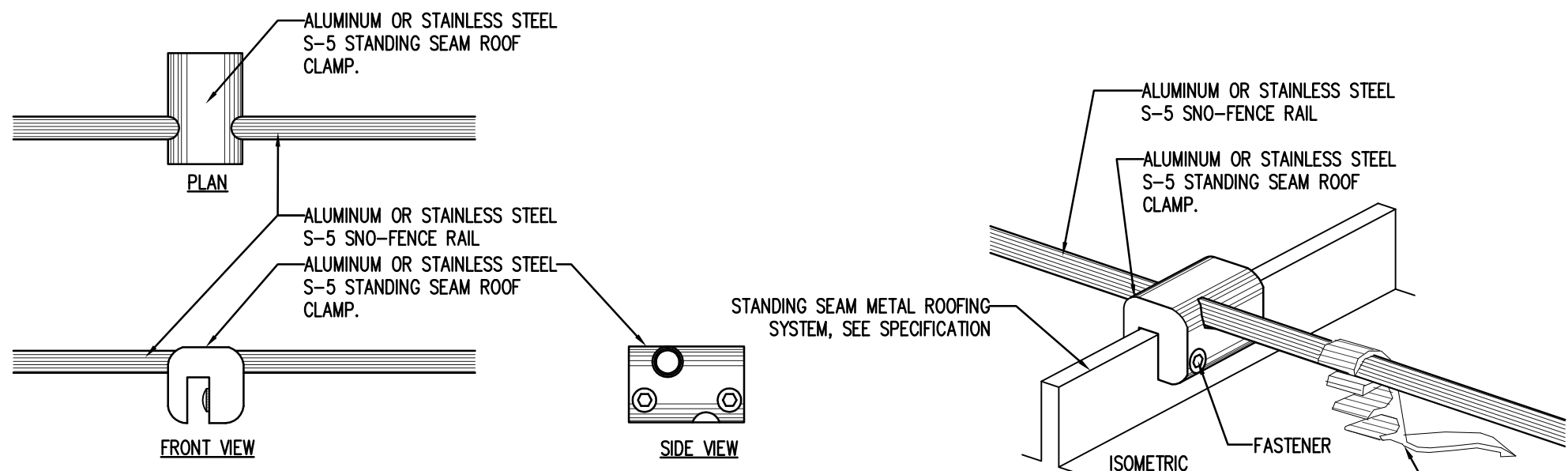
GENERAL NOTES

- 1. VENT STACKS. ROOF PENETRATION DETAIL AS PER METAL ROOFING MANUFACTURERS REQUIREMENTS TO MEET METAL ROOF WARRANTY.



RIDGE DETAIL

SCALE 1 1/2" = 1'-0"



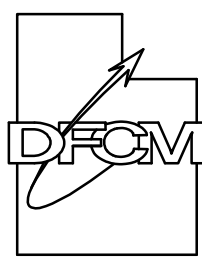
- NOTES:
- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - 2. DO NOT SCALE DRAWINGS.
 - 3. S-5 STANDING SEAM ROOF CLAMP TO BE STAINLESS STEEL IF STANDING SEAM ROOFING RIB IS GREATER THAN 2'-0" FROM RIDGE TO RIDGE.
 - 4. ALUMINUM OR STAINLESS STEEL S-5 ROOF CLAMP, GENERAL CONTRACTOR TO COORDINATE WITH STANDING SEAM MTL ROOFING RIB SPACING.
 - 5. CONTACT MANUFACTURER FOR DETAILED LAYOUT.

STANDING SEAM METAL ROOFING SNOWGUARD DETAIL

SCALE N.T.S.

State of Utah

Department of Administrative Services



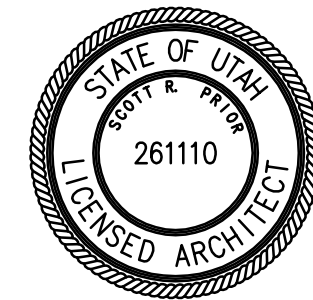
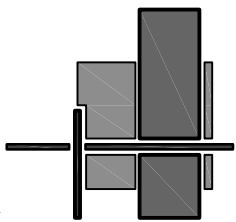
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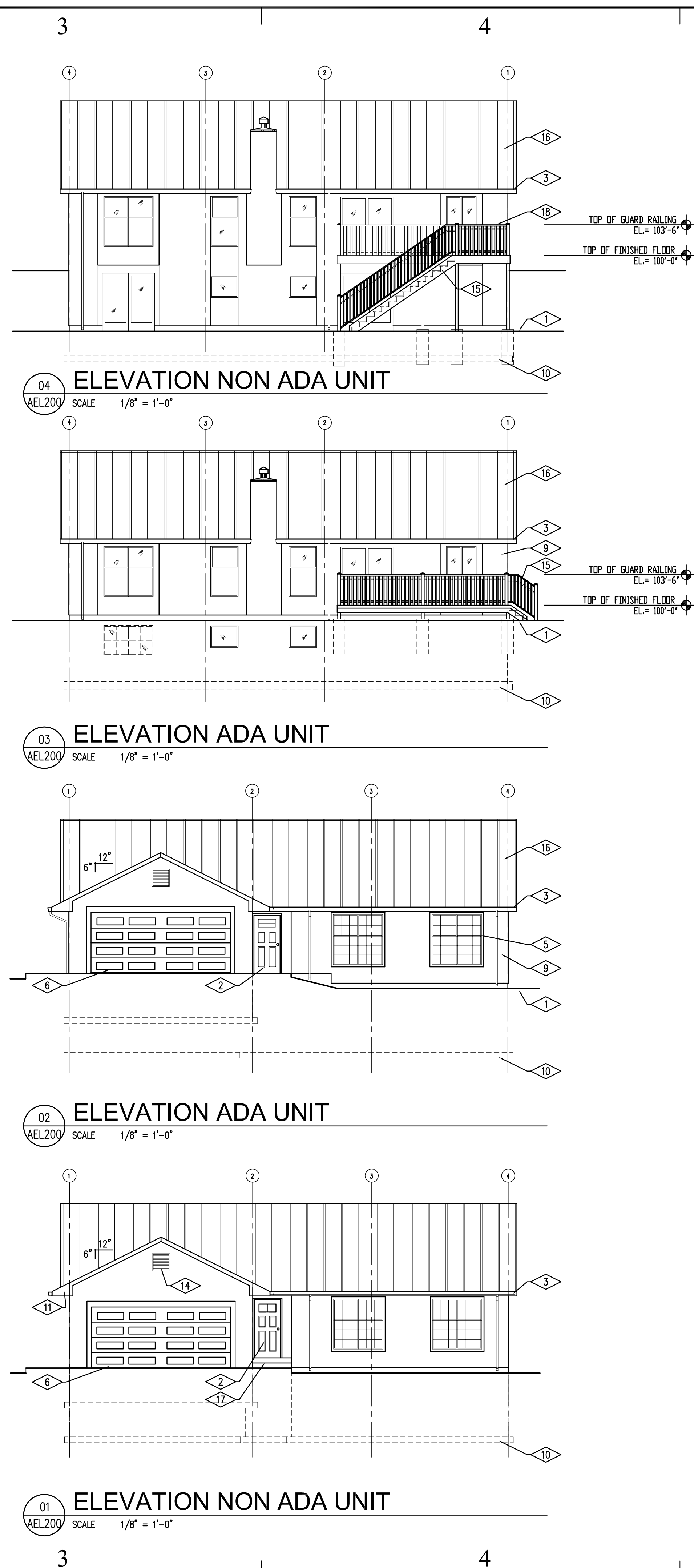
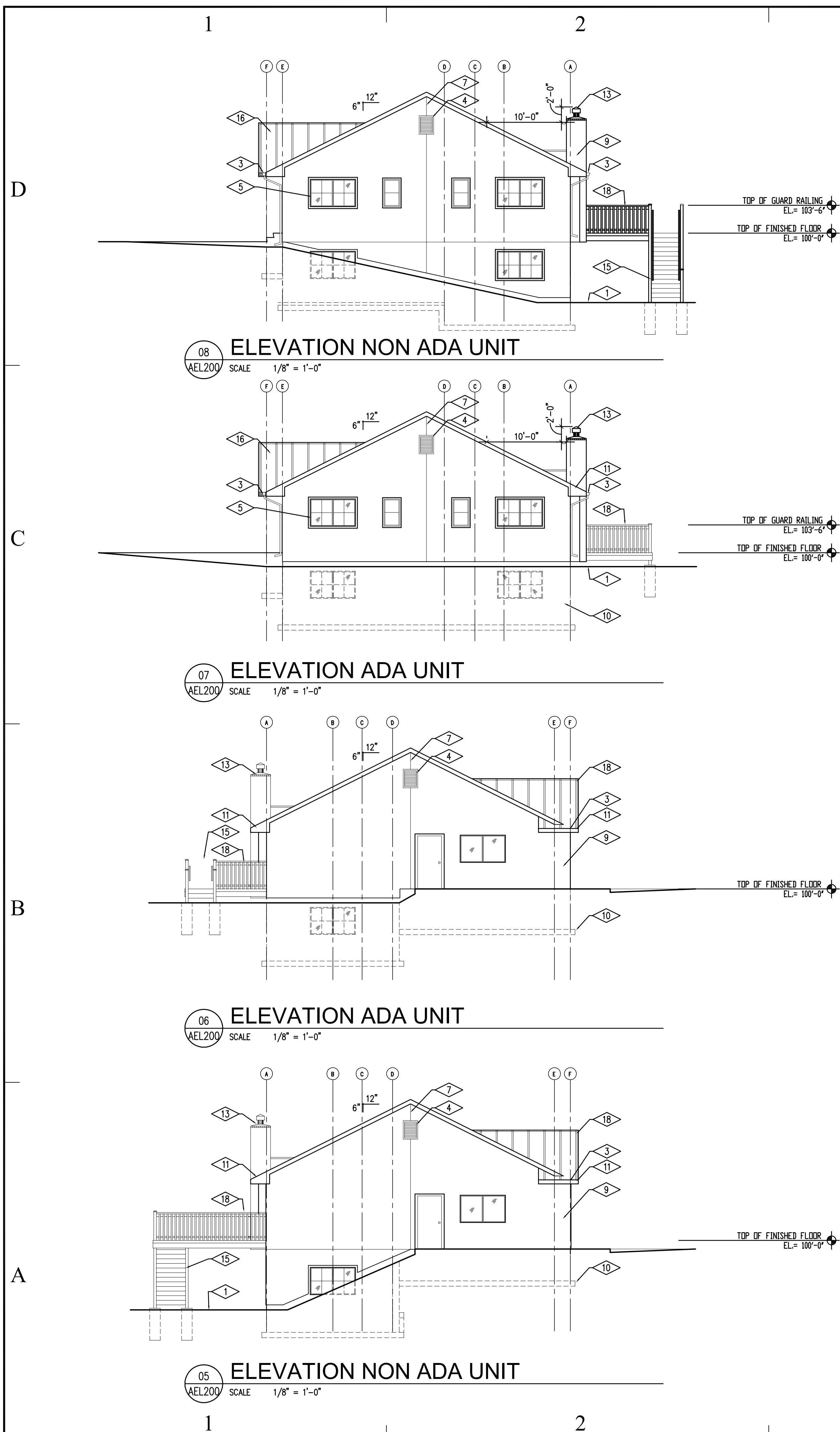
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SHEET TITLE

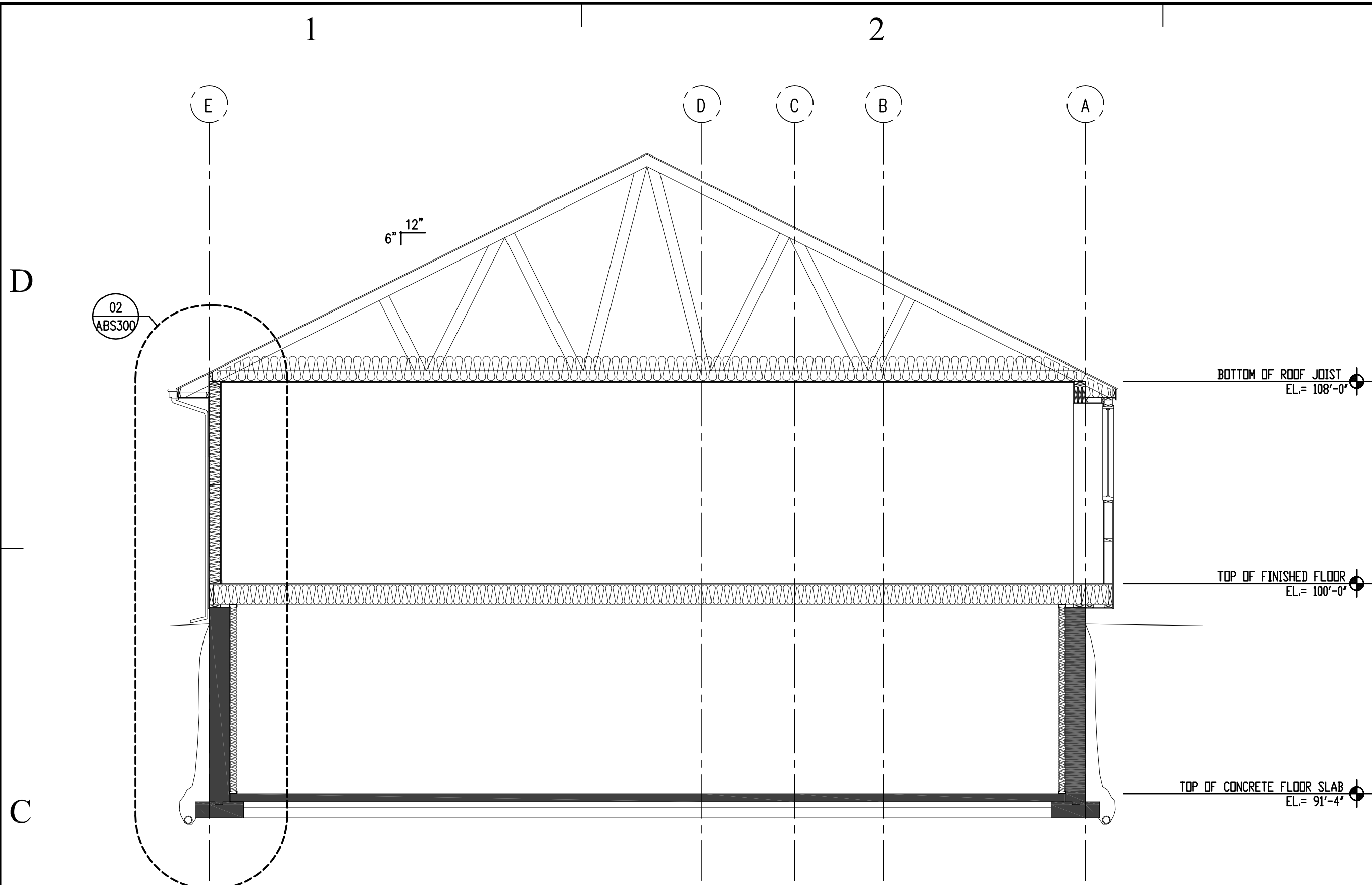
ROOF PLAN

SHEET NUMBER

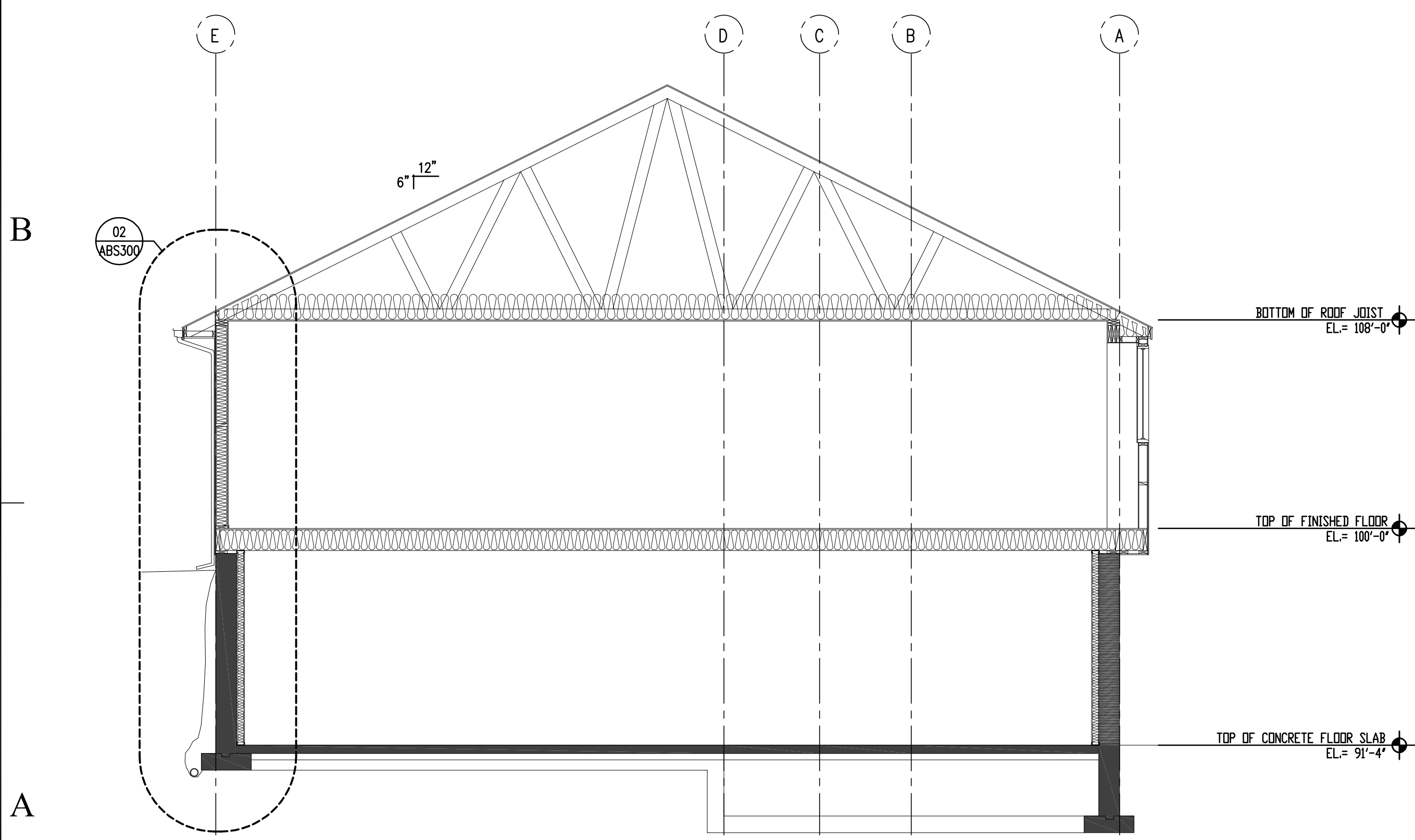
A-RP104



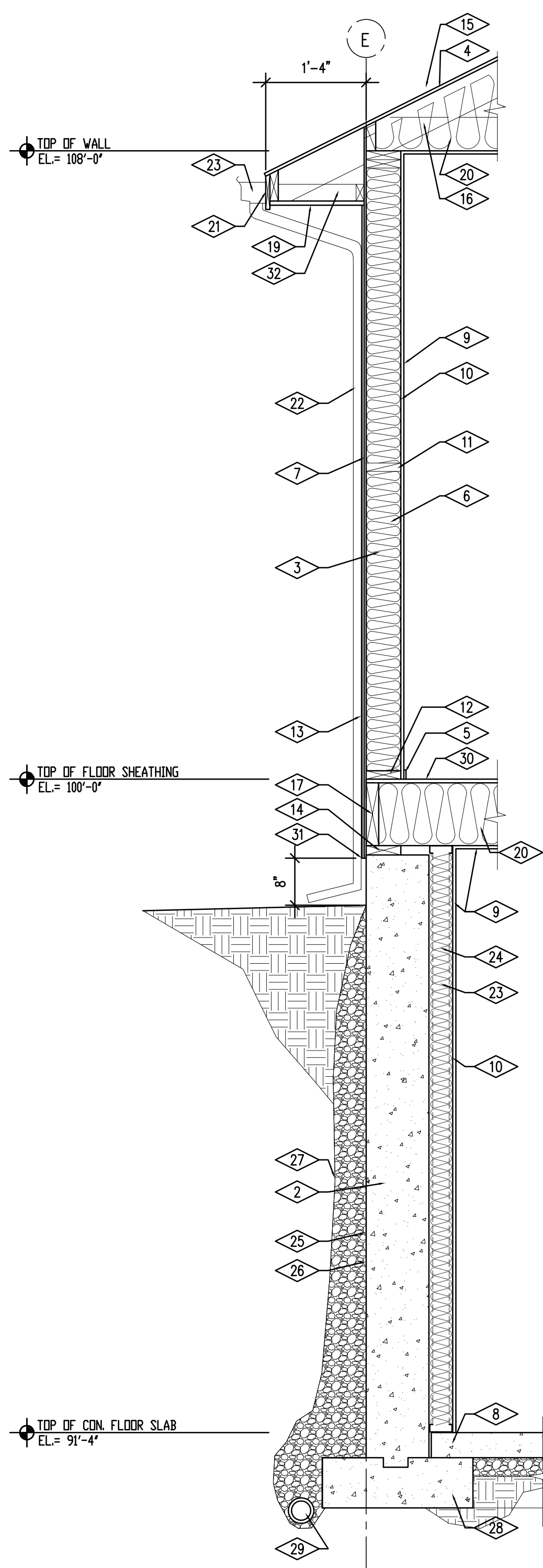
A-EL200



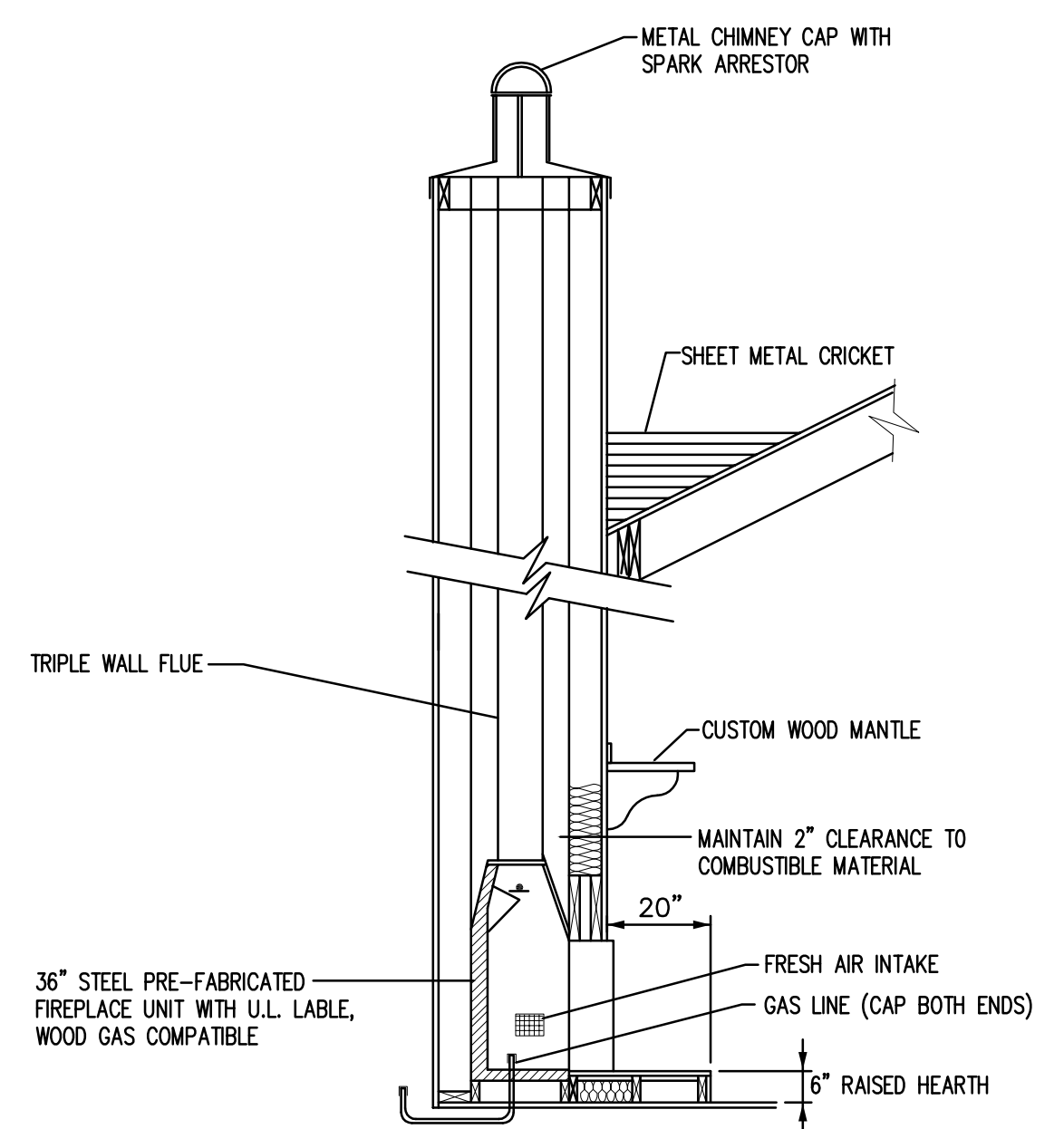
04 HOUSE SECTION
SCALE 1/4" = 1'-0"



03 HOUSE SECTION
SCALE 1/4" = 1'-0"



02 TYP WALL SECTION
SCALE 3/4" = 1'-0"



01 FIREPLACE SECTION
SCALE N.T.S.

REFERENCE NOTES

- 1 FINISH GRADE
- 2 CONCRETE FOUNDATION WALL, SEE STRUCTURAL
- 3 R-19 BATT INSULATION
- 4 ROOF SHEATHING, SEE STRUCTURAL
- 5 BASE, AS SCHEDULED
- 6 2X6 WOOD STUD WALL FRAMING @ 16" O.C.
- 7 APA RATED WALL SHEATHING
- 8 4" CONCRETE FLOOR SLAB OVER 4" COMPACTED GRAVEL BASE WITH VAPOR BARRIER, SEE STRUCTURAL
- 9 1/2" GYPSUM BOARD, PRIMED AND PAINTED
- 10 6 MIL VAPOR BARRIER
- 11 2X6 WOOD BLOCKING
- 12 ANCHOR BOLT, SEE STRUCTURAL
- 13 CEMENTICIOUS STUCCO WALL FINISH SYSTEM ON 15 lb. ASPHALT IMPREGNATED BUILDING PAPER, SEE SPECIFICATION
- 14 TREATED 2X6 SILL PLATE WITH FOAM SILL GASKET.
- 15 STANDING SEAM METAL ROOFING SYSTEM SEE ROOF PLAN
- 16 MANUFACTURED ROOF JOIST SYSTEM, SEE STRUCTURAL DRAINAGE
- 17 CONT. RIM JOIST, SEE STRUCTURAL DRAWINGS
- 18 SHAPED BLOCKING WITH 1-1/2" DIA. HOLE DRILLED AT 8" O.C. FOR ROOF VENTING
- 19 PREFINISHED METAL SOFFIT SYSTEM
- 20 R-30 BATT INSULATION
- 21 PRE-FINISHED METAL FASCIA WRAP
- 22 PRE-FINISHED ALUMINUM RAIN GUTTERS WITH DOWN SPOUTS, SEE ROOF PLAN
- 23 TREATED 2x4 OR 3-5/8" GALVANIZED METAL STUDS @ 16" O.C. AT BASEMENT LEVEL.
- 24 3-1/2" RIGID POLYSTYRENE WALL INSULATION ADHERED TO FOUNDATION WALL.
- 25 DAMP PROOFING, SEE STRUCTURAL
- 26 DRAINAGE BOARD
- 27 SOILS FABRIC
- 28 CONCRETE FOOTING
- 29 4" DIA. PERFORATED PERIMETER DRAIN
- 30 FLOOR SHEATHING, SEE STRUCTURAL
- 31 FLASHING AT WAL BASE SEE DETAIL SHEET ADT500
- 32 2x4 FRAMING @ 16" O.C.

GENERAL NOTES

1. GRIDS ARE TYPICALLY FACE OF SHEATHING OR GYP. BD.
2. REFER TO FINISH SCHEDULE FOR ROOM FINISH INFORMATION

State of Utah

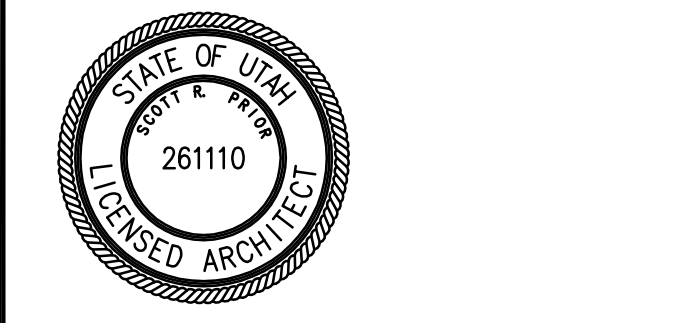
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architecture planning design

CONSULTANT: xyz engineering

PROJECT TITLE:

UTAH DIVISION OF
WILDLIFE RESOURCES

WHITEROCKS STATE
FISH HATCHERY

GUNNISON
UTAH

MARK	DATE	DESCRIPTION

ISSUE TYPE: CONSTRUCTION DOCUMENTS

ISSUE DATE: 22nd July, 2008

DFCM PROJECT NO: 08206520

CAD PROJECT NO:

CAD DWG FILE:

DRAWN BY: BRIAN AND SCOTT

CHK'D BY: SCOTT

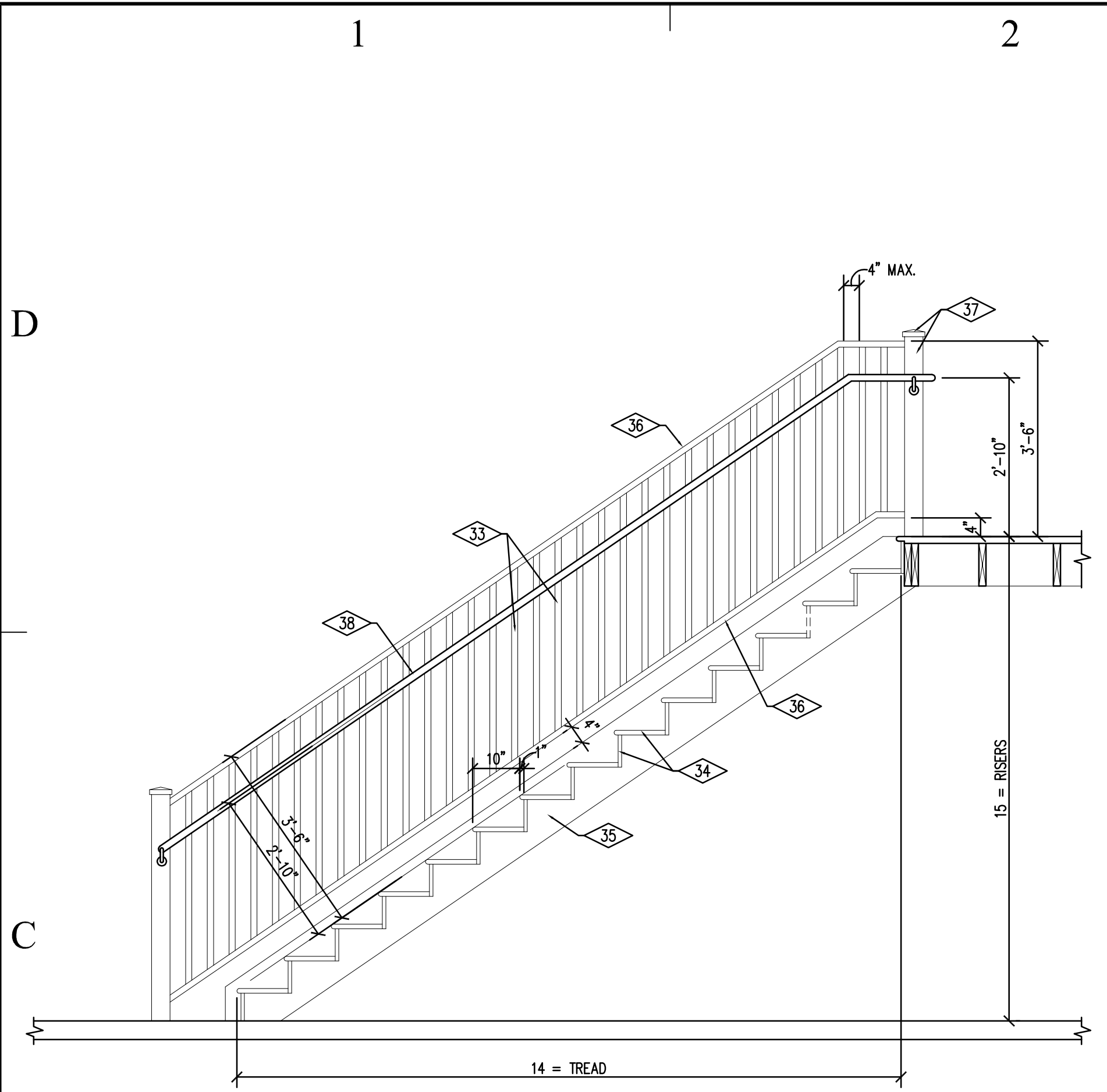
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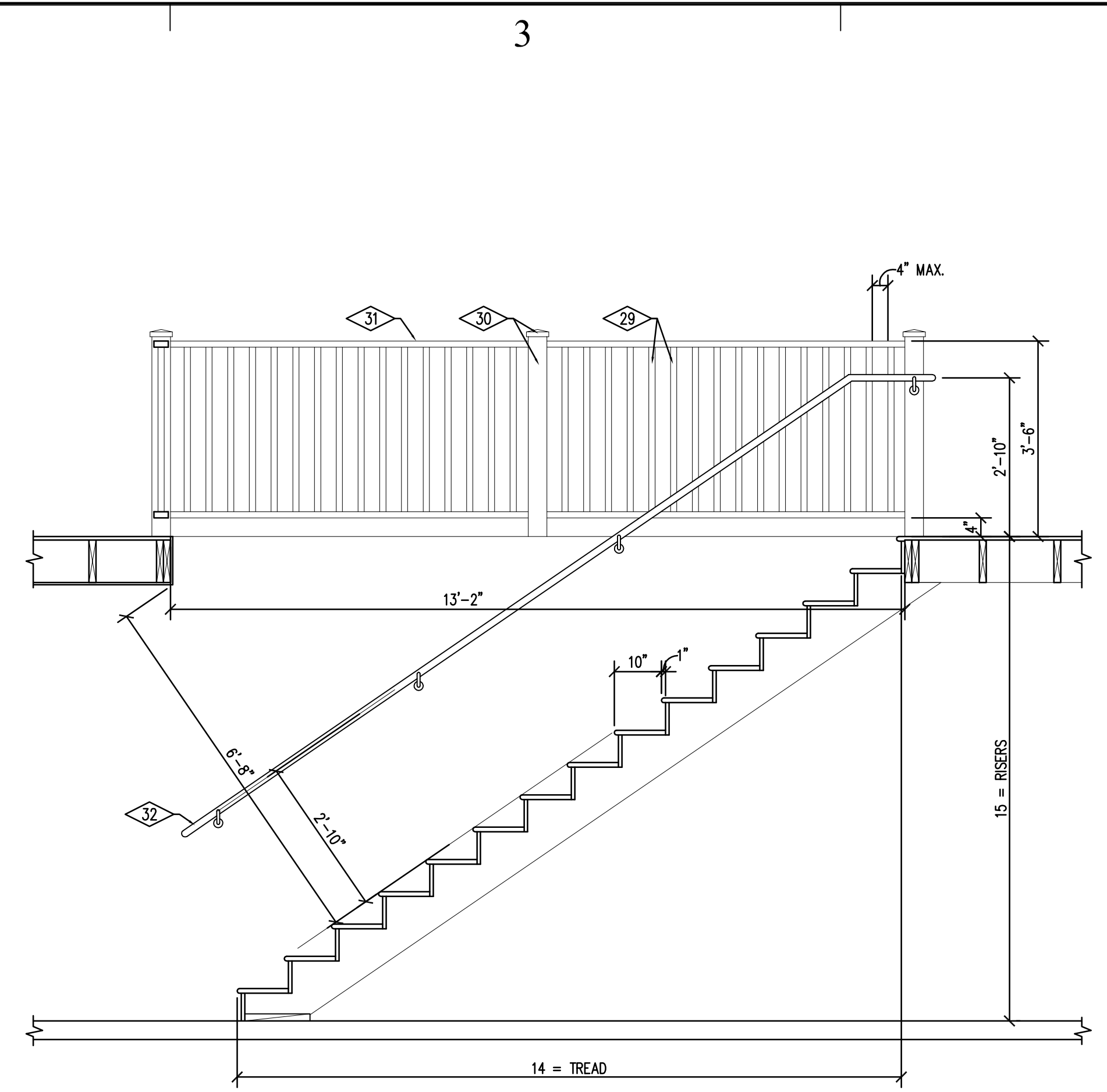
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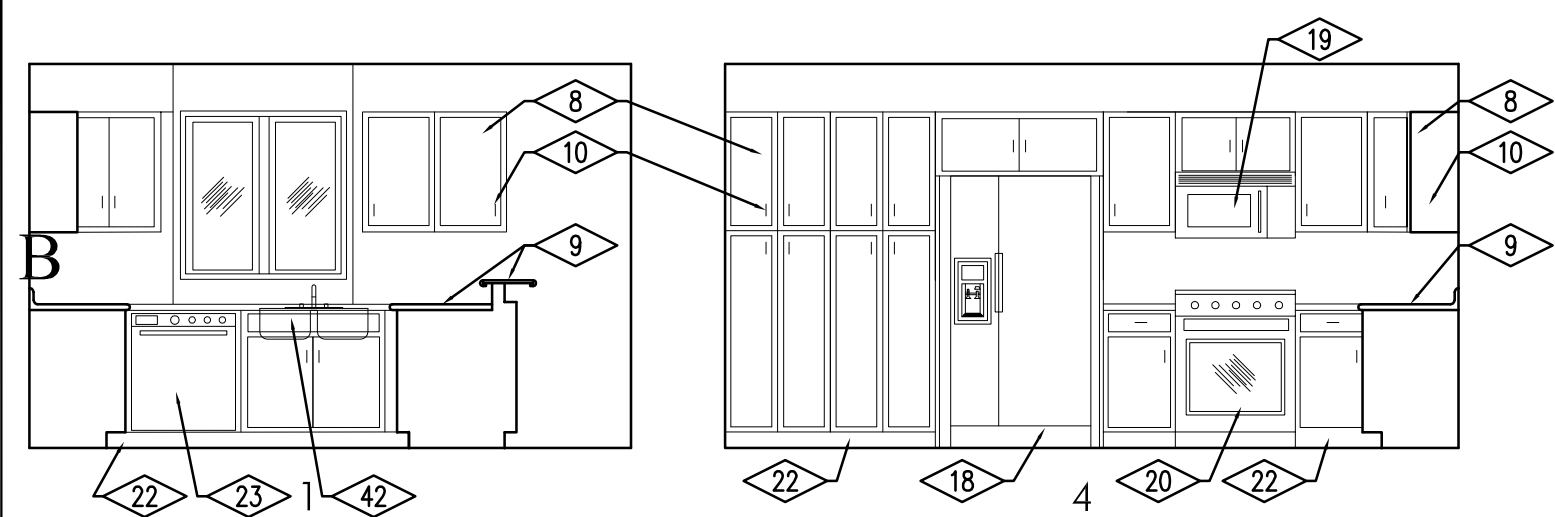
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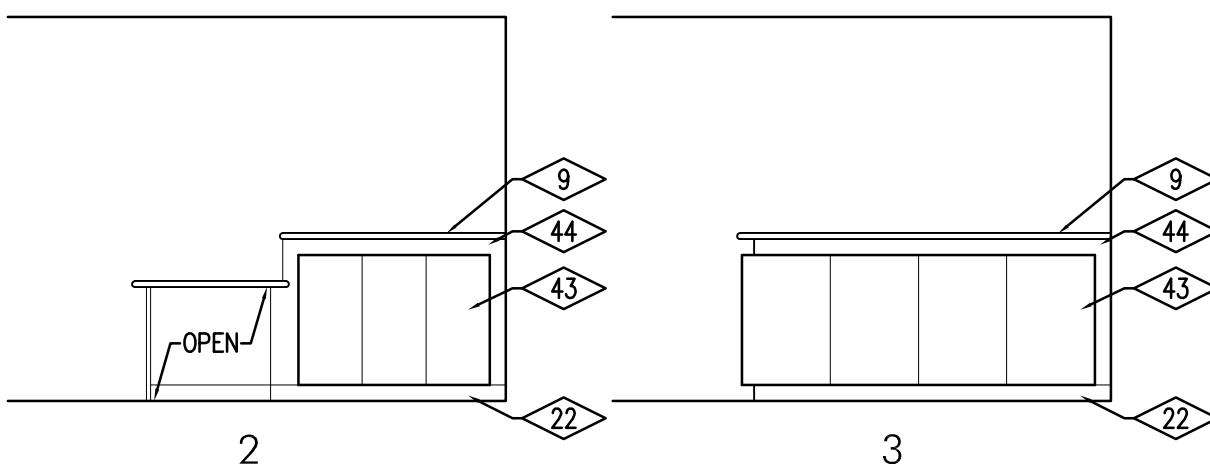
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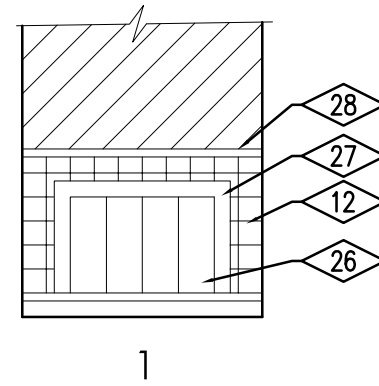
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KITCHEN



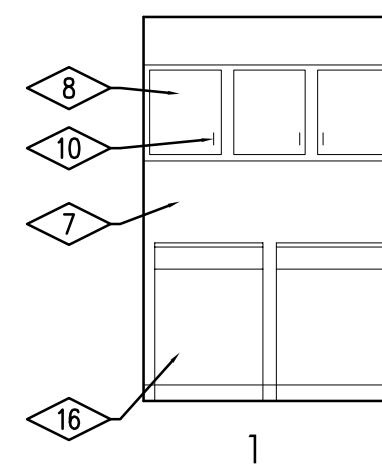
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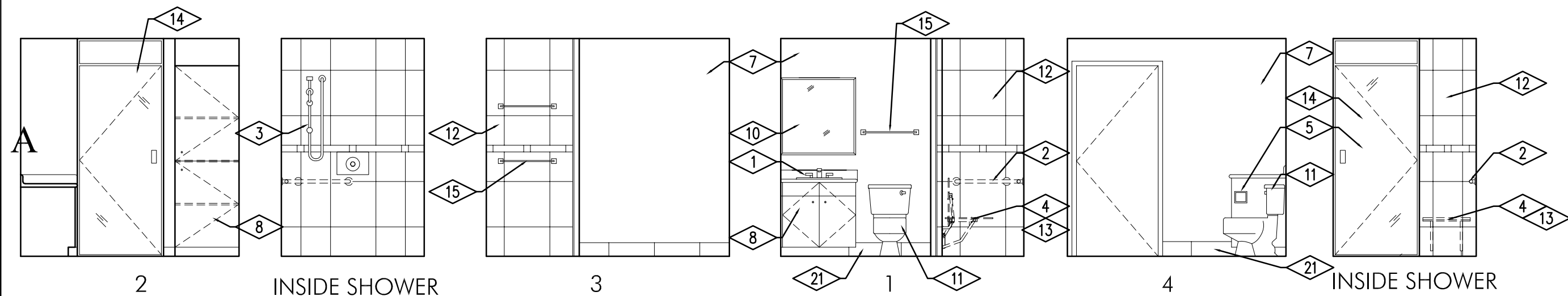
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TYP. CLOSET ELEVATION



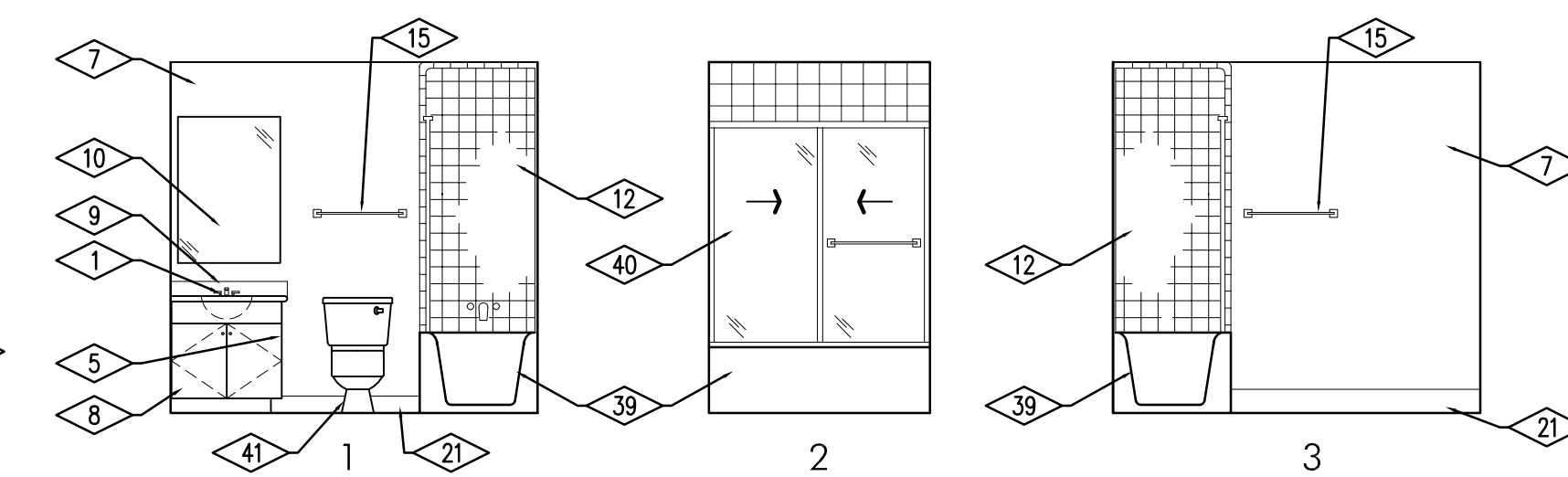
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LAUNDRY



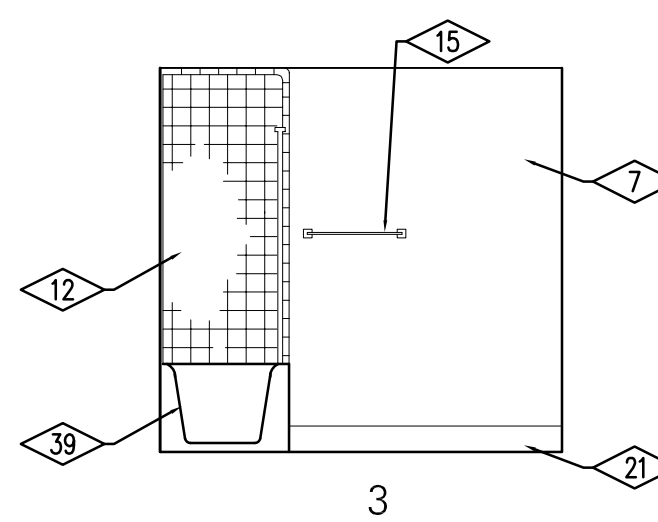
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ADA BATH



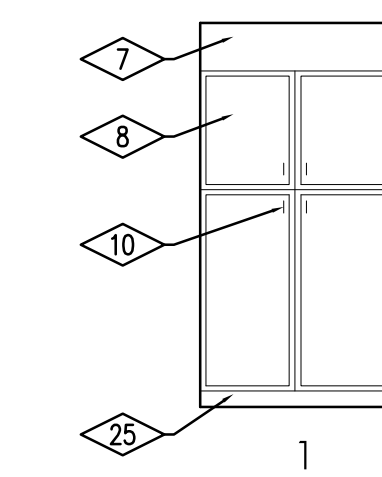
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SCALE 1/4" = 1'-0"

BATH



01
AIE600
SCALE 1/4" = 1'-0"

HALL



A

REFERENCE NOTES

- 1 LAVATORY
- 2 SHOWER GRAB BAR (NIC)
- 3 SHOWER HEAD AND CONTROLS
- 4 PROPOSED LOCATION OF SOLID PHENOLIC FOLDING SHOWER SEAT (NIC)
- 5 TOILET PAPER DISPENSER, SEE SPECIFICATION
- 6 MIRROR WITH 1" BEVELER EDGE, SEE SPECIFICATION
- 7 PAINTED GYPSUM BOARD WALL
- 8 CABINET DOOR AND DRAWERS, SEE CASEWORK NOTES THIS SHEET
- 9 PRE-FORMED PLASTIC LAMINATE COUNTERTOP
- 10 DOOR AND DRAWER PULL
- 11 ACCESSIBLE WATER CLOSET
- 12 CERAMIC TILE FULL HEIGHT OF WALL AT SHOWER, SEE SPECIFICATION
- 13 GENERAL CONTRACTOR SHALL NOT PROVIDE ADA SHOWER GRAB BAR, ADA TOILET GRAB BAR OR FOLDING SHOWER SEAT AT ADA HOUSE. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE WOOD BLOCKING IN WALL FOR FUTURE INSTALLATION OF THESE ITEMS.
- 14 FRAMELESS, 3/8" TEMPERED GLASS SHOWER DOOR WITH HANDLE SEE SPECIFICATION.
- 15 TOWEL BAR, SEE SPECIFICATION
- 16 WASHER AND DRYER PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
- 17 CLOSET SHELF WITH CONT. WALL CLEAT.
- 18 REFRIGERATOR PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, SEE SPECIFICATION
- 19 MICROWAVE OVEN PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, SEE SPECIFICATION
- 20 OVEN/COOKTOP PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, SEE SPECIFICATION
- 21 6" CERAMIC TILE BASE
- 22 4" CERAMIC TILE BASE
- 23 DISHWASHER PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, SEE SPECIFICATION
- 24 CLOTHES ROD
- 25 PAINTED BASE, SEE SCHEDULE
- 26 TEMPERED GLASS DOOR AT FIREPLACE
- 27 METAL FRAME
- 28 CLEAR ALDER CUSTOM MANTEL
- 29 1 1/2"x1 1/2" CLEAR ALDER BALUSTERS
- 30 CLEAR 4" x4" ALDER ALDER POSTS WITH PYRAMID POST CAP
- 31 CLEAR 1 1/2"x2 3/4" ALDER TOP AND BOTTOM RAIL
- 32 CLEAR 1 1/2" DIA. ALDER HANDRAILING WITH SUPPORT BRACKETS
- 33 TREX BALUSTER, SEE ELEVATIONS
- 34 TREX STAIR TREAD AND RISER, SEE ELEVATIONS
- 35 TREATED 2x STRINGER
- 36 TREX TOP AND BOTTOM RAIL, SEE ELEVATIONS
- 37 TREX POST COVER AND CAP, SEE ELEVATIONS
- 38 TREX HANDRAILING WITH SUPPORT BRACKETS
- 39 BATH TUB
- 40 GLASS TUB-ENCLOSURE
- 41 WATER CLOSET
- 42 GARBAGE DISPOSAL, SEE SPECIFICATION
- 43 CLEAR ALDER FRONT PANEL OVER 2x4 FRAMING
- 44 1/2" PAINTED GYP. BD. WALL OVER 2x4 STUD FRAMING @ 16" O.C.

GENERAL NOTES

1. REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH NOTES
2. CONTRACTOR TO FIELD VERIFY LOCATION AND PLACEMENT OF ALL FIXTURES AND ACCESSORIES AND COORDINATE WITH A.D.A. REQUIREMENTS
3. CONTRACTOR SHALL PROVIDE ADA PIPE PROTECTION AT ALL EXPOSED PIPING
4. GENERAL CONTRACTOR TO FIELD VERIFY LOCATION AND PLACEMENT OF ALL WALL MOUNTED ITEMS AND CASE WORK PRIOR TO FRAMING ALL WALLS. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE FRAMING, BACKING AND BRACING FOR PROPER INSTALLATION OF ALL REQUIRED A.D.A. ITEMS AND CASEWORK.

ADA NOTES

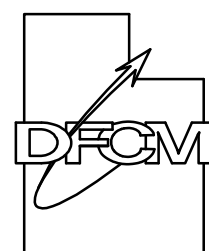
1. ADA VANITY CASEWORK AS PER ANSI 1003.11.5
2. GENERAL CONTRACTOR SHALL PROVIDE CARPET FLOORING AND PAINTED FINISHED GYP. BD. WALL SURFACES BEHIND THE LOWER 2'-10" ADA KITCHEN COUNTERTOP LOCATION. COUNTERTOPS SHALL BE DESIGNED SUCH THAT IF CABINETS WERE TO BE REMOVED THE COUNTERTOP AND SINK WILL BE FREE STANDING. GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL COUNTERTOP SUPPORT AS NEEDED.

CASEWORK NOTES

1. CABINETS TO BE WOOD CONSTRUCTION WITH MELAMINE INTERIORS.
2. COUNTERTOPS TO BE PER-FORMED PLASTIC LAMINATE WITH 4" BACK SPLASH AND 180 DEGREE BULLNOSE
3. FIELD MEASURE AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
4. PROVIDE ADJUSTABLE SHELF STANDARDS AND ADJUSTABLE SHELVES IN CABINETS.
5. PROVIDE FRAMELESS CONCEALED HINGES (EUROPEAN TYPE)
6. PROVIDE 5" WIRE STAINLESS STEEL DRAWER PULLS
7. CABINET DOORS AND DRAWERS TO BE CLEAR ALDER, FINISH TO BE DETERMINED AT A LATER DATE

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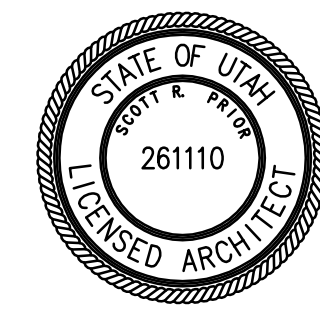
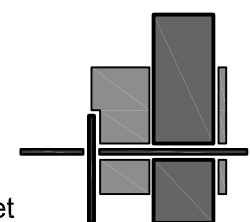
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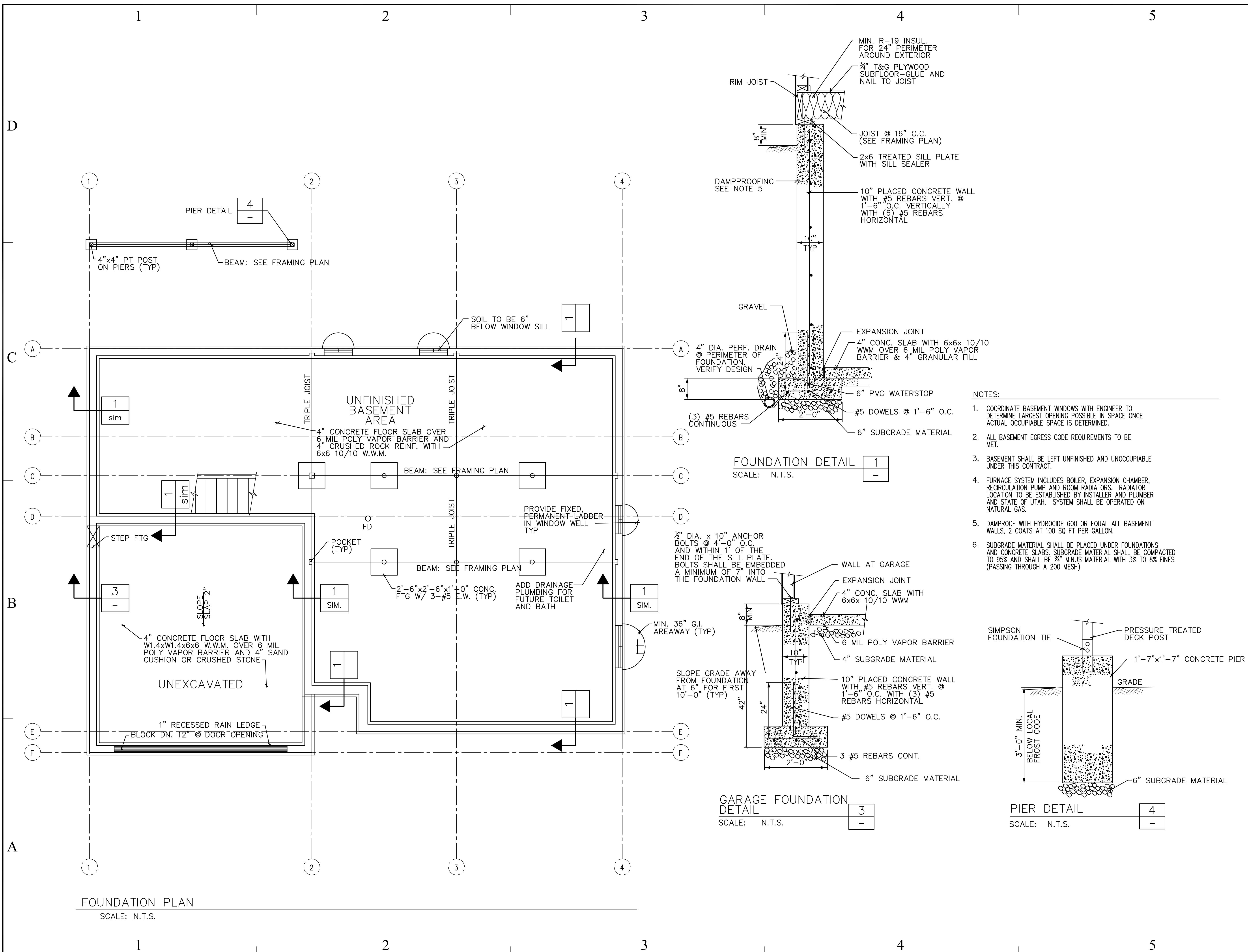
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ELEVATIONS
STAIR SECTIONS

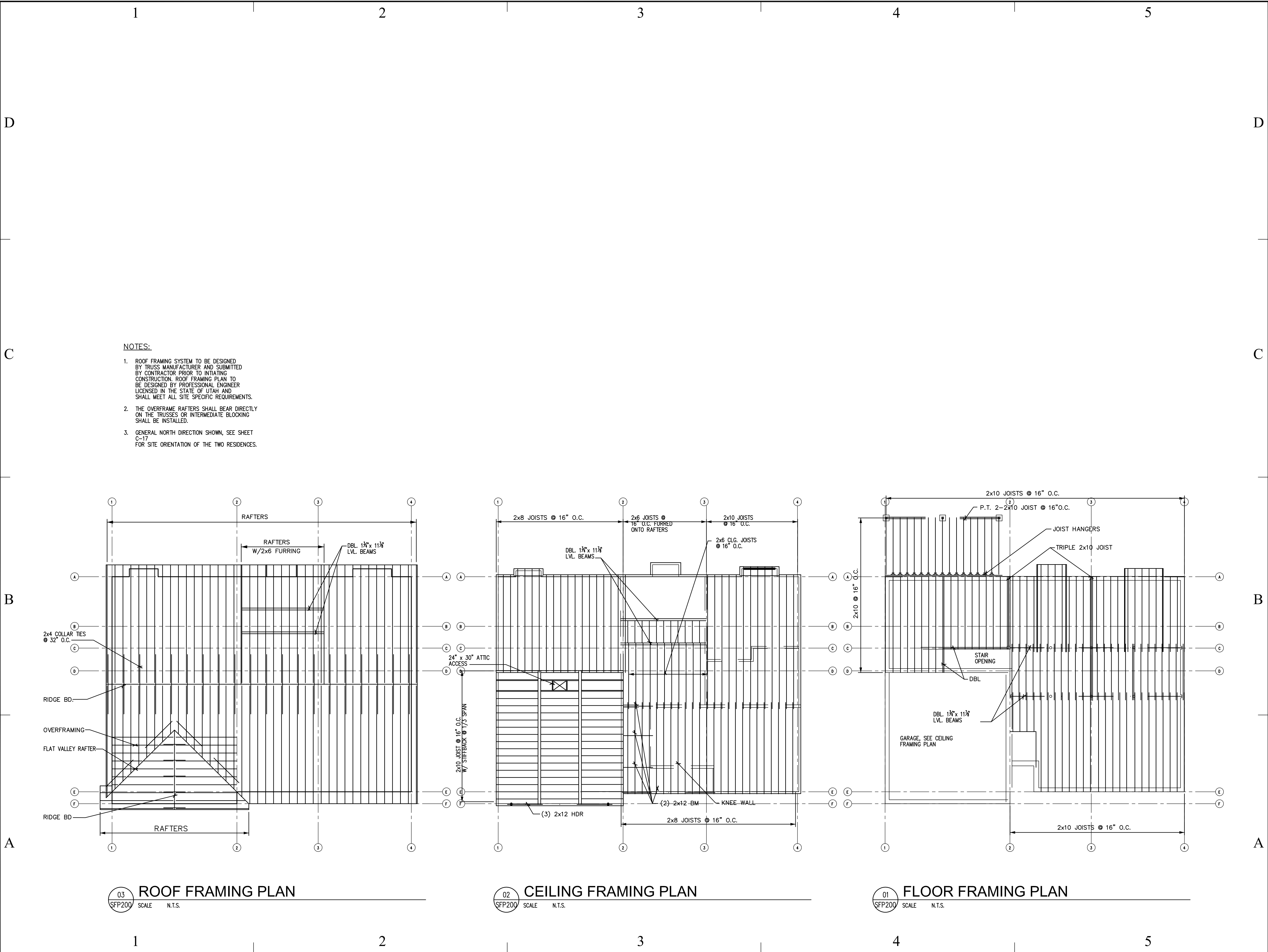
SHEET NUMBER

A-IE600

CONSULTANT: xyz engineering

S-FP100





State of Utah

Department of Administrative Services

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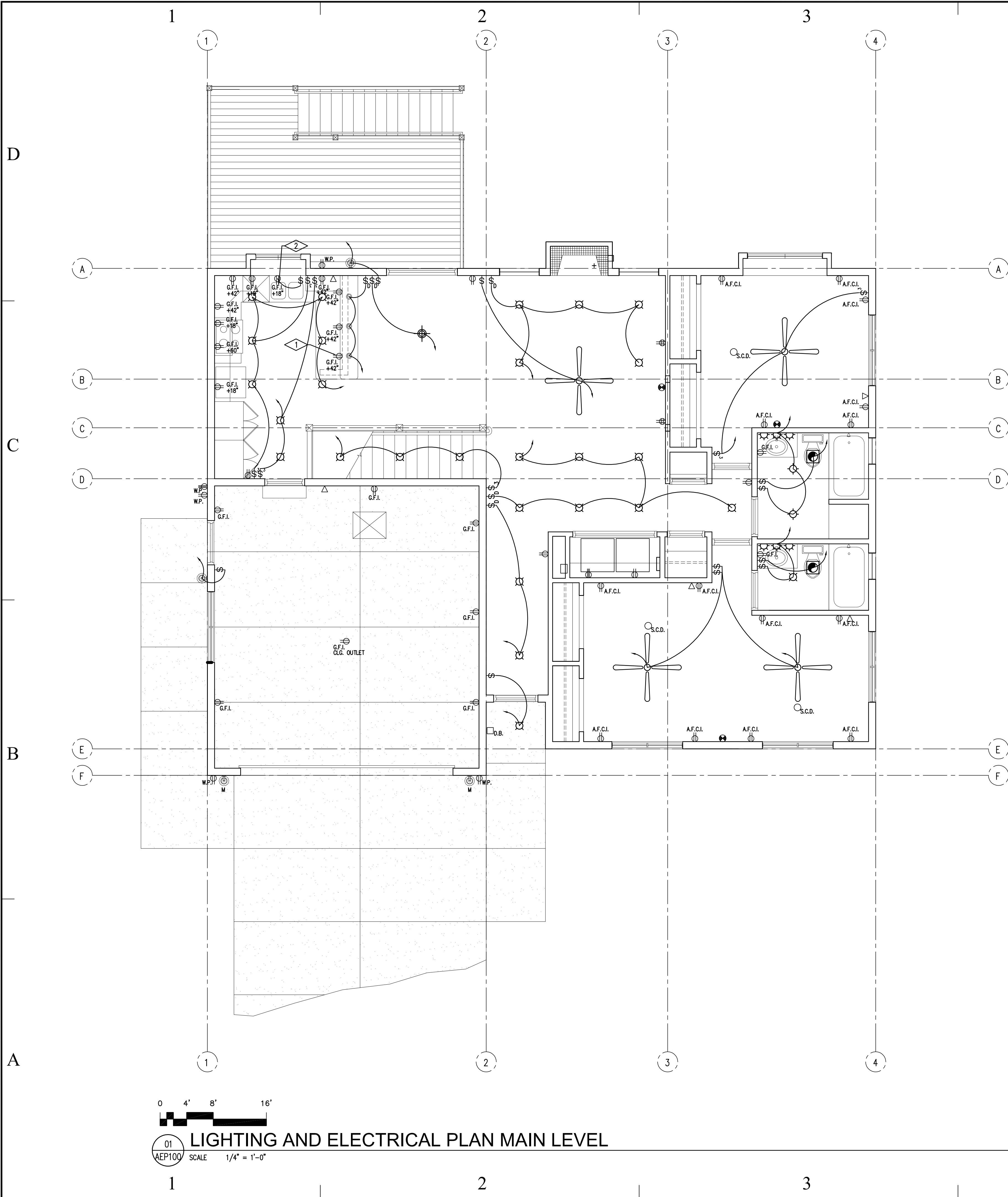
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PROJECT TITLE:
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WILDLIFE RESOURCES

WHITEROCKS STATE
FISH HATCHERY

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SHEET TITLE		
STRUCTURAL FRAMING PLANS		
SHEET NUMBER		
S-FP200		



ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DISCRIPTION	MOUNTING	
Ⓢ	FOURPLEX RECEPTACLE	18" A.F.F.	
Ⓢ	OCCUPANCY SENSOR	CEILING	
Ⓢ	CABLE TV ADAPTER	18" A.F.F.	
Ⓢ	DUPLEX RECEPTACLE	18" A.F.F.	
Ⓢ	TELEPHONE		
Ⓢ	220V	18" A.F.F.	
Ⓢ	LIGHT SWITHCH		
Ⓢ	3 WAY LIGHT SWITHCH		
Ⓢ	ARC-FAULT CIRCUIT INTERRUPTER	18" A.F.F.	
Ⓢ	GROUND FAULT INTERRUPTER CIRCUITS	18" A.F.F.	
Ⓢ	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR		
Ⓢ	DOOR BELL		

CEILING PLAN LEGEND

SYMBOL	DESCRIPTION	MANUF.
Ⓢ	6" RECESSED CAN LIGHT W/ TRIM TRIM-P8022-28 W/ 26 WATT PLT CAN- P883-261CAT	PROGRESS LIGHTING
Ⓢ	LARGE HANGING PENDANT LIGHT DINING RM. P3757-09	PROGRESS LIGHTING
Ⓢ	WALL MOUNTED LIGHT FIXTURE P5677-50 M-DENOTES MOTION SENSOR	PROGRESS LIGHTING
Ⓢ	SMALL HANGING PENDANT LIGHT P6127-09R P876-09R (CANOPY)	PROGRESS LIGHTING
Ⓢ	CEILING FAN LIGHTS P2628-09	PROGRESS LIGHTING
Ⓢ	BATHROOM VANITY LIGHTS P3137-09	PROGRESS LIGHTING
Ⓢ	BATHROOM EXHAUST FAN	

REFERENCE NOTES

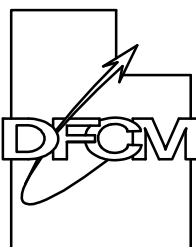
- 1 SEE CASEWORK SECTIONS FOR ELECTRICAL OUTLETS IN CASE WORK
- 2 GARBAGE DISPOSAL AT SINK, SEE SPECIFICATIONS

ELECTRICAL NOTES

- SERVICE PANEL TO BE 200 AMP AND COMPLY WITH 110-16 N.E.C.
- SMOKE DETECTORS TO COMPLY WITH IRC317 AND PLACED A MINIMUM OF 3 INCHES FROM NEAREST DUCT OPENING, AND NO MORE THAN 12 INCHES FROM CEILING.
- MECHANICAL EXHAUST EQUIPMENT TO PROVIDE MINIMUM OF 5 INCHES AIR CHANGES PER HOUR.
- GROUND FAULT INTERRUPTER CIRCUITS AS SHOWN ON PLAN.
- GARAGE/HOUSE COMMON WALL OUTLETS IN METAL OR UL APPROVED.
- SERVICE GROUNDING TO COMPLY WITH 410.8E OF THE 1996 N.E.C.
- PROVIDE 1 WEATHERPROOF GFI OUTLET AT GRADE LEVEL NEAR THE FRONT AND BACK OF THE STRUCTURE. IRC E3801.7
- ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE 15 AND 20 AMP CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AS PER NEC 210.12.
- LIGHTS IN CLOSETS SHALL COMPLY WITH THE MINIMUM CLEARANCE DEMINISION OF IRC E3903.11.
- INTERIOR METAL WATER PIPING TO BE GROUNDED BY ELECTRICALLY CONTINUOUS BONDING WITH A MINIMUM #4 COPPER CONDUCTOR (NOTE #6 ABOVE) AT THE SERVICE PANEL.
- PROVIDE A CONCRETE ENCASED "JUFER" GROUND OF EITHER A 20'-0" LONG #4 BARE COPPER CONDUCTOR LOCATED AT THE BOTTOM OF FOOTING OR FOUNDATION (NEC ARTICLE 250-50C)
- OUTLET PLACEMENT SHALL COMPLY WITH NEC 210-52.
- ALL RECEPTACLES AT KITCHEN COUNTERTOPS, IN GARAGES, BATHROOMS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE G.F.I. PROTECTED IRC E3802.
- ELECTRICAL PANELS SHALL HAVE A 30"x36" WORKING SPACE AND A 6'-6" MINIMUM HEADROOM AS PER IRC E3305.
- ALL SMOKE DETECTORS SHALL BE HARD-WIRED AND HAVE BATTERY BACKUP AS PER IRC R317. SMOKE DETECTORS SHALL BE INSTALLED IN EACH OF THE FOLLOWING ROOMS.
 - EVERY BEADROOM.
 - AREAS OF ACCESS TO BEDROOMS.
 - ALL LEVELS
 - ALL ROOMS WITH SLOPED CEILINGS NEXT HALLS SERVING BEDROOMS.
- ALL ELECTRICAL OUTLETS IN THE GARAGE SHALL BE G.F.I. PROTECTED (AS PER 2006 I.R.C. 3802.2).

State of Utah

Department of Administrative Services



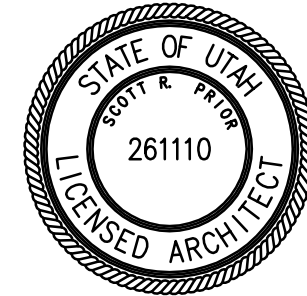
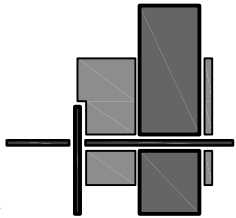
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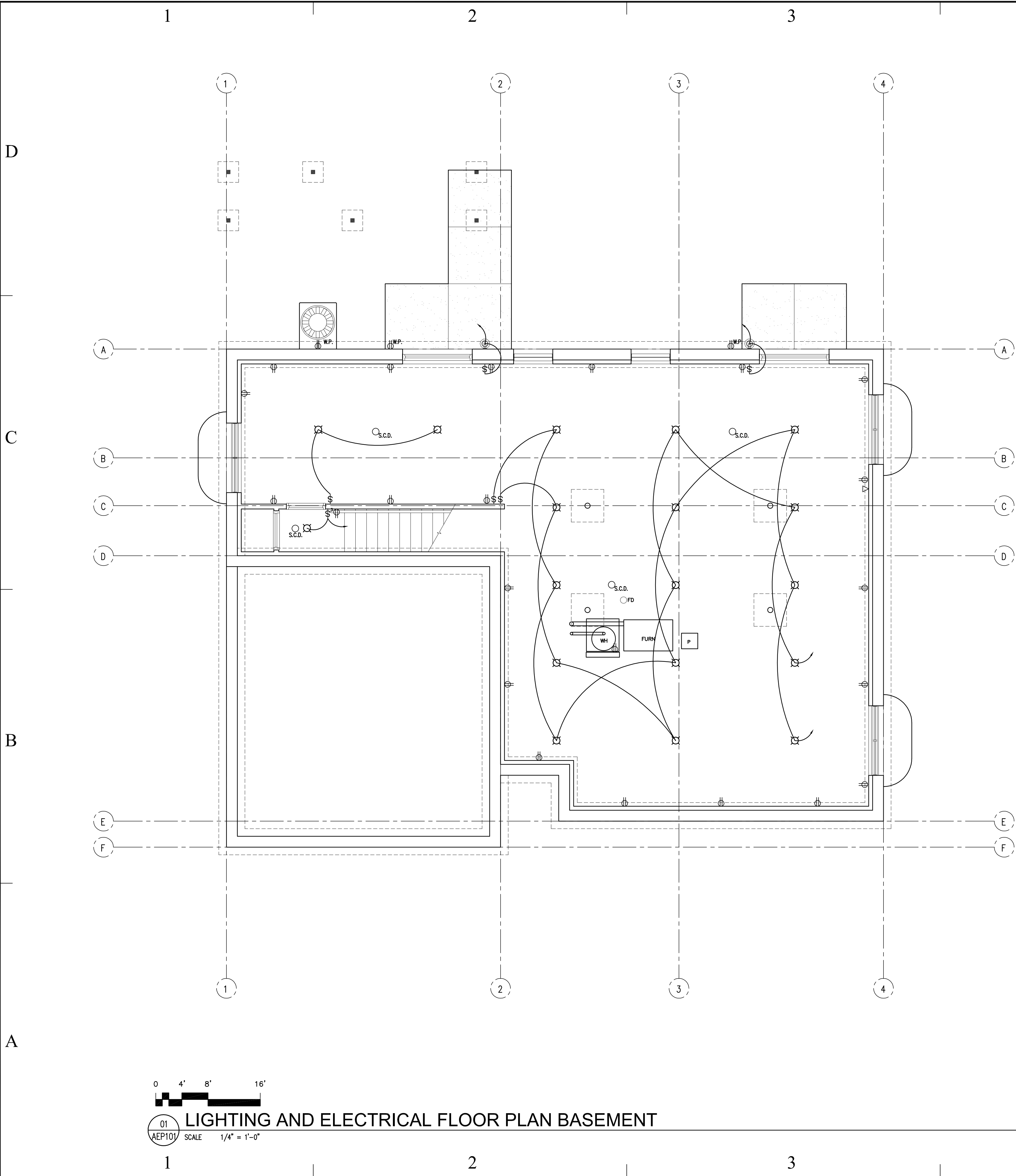
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SHEET TITLE

LIGHTING AND
ELECTRICAL
FLOOR PLAN

SHEET NUMBER

A-EP100



ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DISCRIPTION	MOUNTING	
	FOURPLEX RECEPTACLE	18" A.F.F.	
	OCCUPANCY SENSOR	CEILING	
	CABLE TV ADAPTER	18" A.F.F.	
	DUPLEX RECEPTACLE	18" A.F.F.	
	TELEPHONE		
	220V	18" A.F.F.	
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	3 WAY LIGHT SWITHCH		
	ARC-FAULT CIRCUIT INTERRUPTER	18" A.F.F.	
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	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR		
	DOOR BELL		

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	WALL MOUNTED LIGHT FIXTURE P5677-50 M-DENOTES MOTION SENSOR	PROGRESS LIGHTING
	SMALL HANGING PENDANT LIGHT P6127-09R P876-09R (CANOPY)	PROGRESS LIGHTING
	CEILING FAN LIGHTS P2628-09	PROGRESS LIGHTING
	BATHROOM VANITY LIGHTS P3137-09	PROGRESS LIGHTING
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REFERENCE NOTES

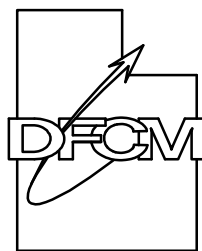
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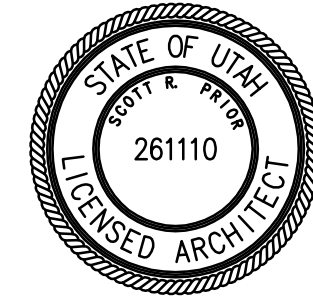
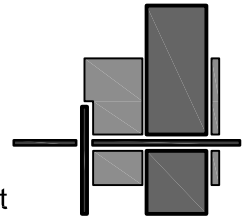
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